

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 4/13/2006
Department Name: General Services
Department No.: 063
Agenda Date: May 2, 2006
Placement: Administrative
Estimate Time: N/A
Continued Item: No
If Yes, date from: N/A

TO: Board of Supervisors

FROM: Bob Nisbet, Director (560-1011)
General Services Department

STAFF CONTACT: Paddy Langlands (568-3096)
Assistant Director

SUBJECT: Alcohol, Drug and Mental Health - Children's Services Building
Site # J02007; Project # 8612
2nd Supervisorial District

Recommendations:

That the Board of Supervisors approve and authorize the Chair to execute Amendment No. 3, in the amount of \$108,753, to the construction contract BC-05-154 with Morrissey Construction Company for construction change orders associated with the Children's Services Building construction project #8612, for a revised contract total of \$4,045,535.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.

Executive Summary and Discussion:

On March 15, 2005, the Board executed a construction contract in the amount of \$3,810,700 with Morrissey Construction Company, of Oceanside, CA, for the construction of the Children's Services building located at 429 San Antonio Road, Santa Barbara.

Amendment #1 was in the amount of \$60,191. This amount was below the threshold requiring approval by the Board of Supervisors, and was thus approved by the Director of General

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Services in accordance with County policy and the terms of the construction contract. The changes consisted of 63, relatively small, miscellaneous changes needed to meet design requirements. Four days were awarded to the construction period for rain delay.

Amendment #2 was in the amount of \$65,891 which brought the cumulative changes to \$126,082; also below the threshold and thus approved by the General Services Director. The changes consisted of 30, mostly small changes. The major cost was from changes required from unforeseen circumstances requiring the addition of an electrical sub panel (\$10,577), repair to paper and plaster on existing building (\$9,392), additional plywood for the existing building (\$9,438), and additional outside lighting (\$8,020). Two days were awarded to the construction period for rain delay.

Amendment #3 is in the amount of \$108,753, which brings the cumulative changes to \$234,835. This exceeds the threshold of \$203,035, thus requiring Board approval. The major changes associated with Amendment #3 include Alcohol, Drug and Mental Health Department's requested modifications to widen the driveway to the building, which was too narrow for two car passage, and to enlarge the temporary parking area. These changes alone cost \$92,790. Nine days were awarded to the construction period for rain delay, providing a revised contract completion date of December 29, 2005. The contractor has also experienced other delays and likely will be awarded additional days to his construction period.

Mandates and Service Levels:

Direction by the Board of Supervisors will not change the programs or service levels.

Fiscal and Facilities Impacts:

ADMHS has requested and approved the added work within Amendment #3 and existing funds will cover its cost as the project currently stands. There are outstanding change orders to be negotiated with the contractor, which may push the total cost over the funds available. In that event, ADMHS has agreed to provide additional funds.

Funds for the current fiscal year have been appropriated and are available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8612. It is shown in the Department Summary as *Capital Improvements* on page B-49 of the Santa Barbara County Budget for FY 2005-2006.

Special Instructions:

Please send a certified copy of original Amendment No. 3 and Minute Order to Grady Williams, Facilities Services Div., Courthouse East Wing.

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Board letter prepared by Grady Williams, Project Manager, (568-3083).