



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: January 27, 2009
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Robert Nisbet, Director (805-560-1011)
Contact Info: Paddy Langlands, Assistant Director (805-568-3096)
SUBJECT: Santa Maria Court Clerks Building, Project # 8526- Award PSA

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

Approve and authorize Chair to execute the Professional Services Agreement with Ravatt Albrecht & Associates Inc. (a local vendor) to provide project related design services including current building code revisions to the existing construction documents, assist with bidding, and to provide construction administration for the Santa Maria Court Clerks Building, in the amount of \$173,554 including reimbursable expenses.

Summary Text:

Approval of the Professional Services Agreement will allow the County to update the construction documents for the Santa Maria Court Clerks Building and prepare the plans and specifications for bidding thus effectuating the county commitment as detailed in the Courthouse Transfer Agreement executed on December 9, 2008.

Once the Plans and Specifications for the project have been updated, General Services will bring the plans and specifications to the BOS for approval and to request permission to publicly bid. At this juncture, previous COP funding in the amount of approximately \$4.6 million (Court money being held by the County) will need to be re-appropriated from SB 1732 "Court House Deficiencies Program" Project 8645, to Project 8526 to fulfill the eventual County commitment to construct the Santa Maria Court Clerk Building, if so directed by the AOC.

Background:

The County issued COPs for the Santa Maria Court Clerks Building in December 2001. The Santa Maria Court Clerks Building was planned and designed in 1999 - 2003, and was publicly bid on two occasions. The County received construction bids for this project on August 6, 2003 and again on December 18, 2003. The construction bids exceeded previous construction budgets on both occasions. On December 29, 2003 SB County BOS approved the substitution, reallocation and re-appropriation of the remaining Courthouse Construction Fund COP proceeds planned to be used to construct the Santa Maria Court Clerks Project. The \$4.3 million courthouse construction funding was ultimately re-directed to the "SB 1732 Court Facilities Deficiencies Program".

On December 9, 2008 SB County BOS approved court facility transfer agreements between the Administrative Office of the Courts (AOC) and the County of Santa Barbara. The agreement, known as, "Joint Occupancy Agreement" (JOA), transferred the responsibility for court facilities, by and between the AOC and the County, under which the County transferred to the AOC responsibility for certain portions of the Real Property.

Section 3.11.6 of the JOA requires the County to update and finalize the design plans, obtain a building permit, and advertise the project for public bidding. Section 3.11.6 authorizes the County to expend the necessary Courthouse Construction Funds currently budgeted for the "SB 1732 Courthouse Seismic Deficiency Program", to complete these phases of the project. Upon receiving a responsive construction bid, the AOC has 30 business days to direct the County whether or not to proceed with the project, or reduce the scope of the project and re-bid the project. Within the 30 business days that the AOC has to direct the County whether or not to proceed with the project, reduce the scope of the project and re-bid the project; the Court shall be given an opportunity to increase the amount of its financial contribution to the project in the event the construction bid is higher than the amount currently budgeted. The County is currently holding \$4.6 million of Court funds for this Project.

The proposed building will provide a permanent facility for Superior Court Clerks Office in Santa Maria, court staff from a leased facility and free up 3614 Sq ft over space in another building for County use. A major portion of the Clerks Office is housed in modular trailers designed to last approximately five years. They have been in place for approximately 20 years and are showing signs of deterioration.

Performance Measure:

The new Santa Barbara County Court Clerks Building will remove and replace the existing dilapidated modular building, provide improved office space for Court employees, free up a County lease expense and create 3614 sq ft of much needed space for County employees..

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
Fund 30 (Capital Outlay)			\$4,600,000.00
State			\$2,900,000.00
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$ 7,500,000.00

Narrative:

The initial project funding (approximately \$100K) is available in Dept. 063, Fund 0030, Program 1930, Account 8700, and Project 8526. The remaining project funding (approximately \$4.5 million) will be transferred from project 8645 (SB 1732 Deficiencies Program) to 8526 via re-allocation, and re-appropriation prior to bidding. If the AOC elects to proceed with the project, the AOC will fully fund any remaining funding needed to complete the project (Estimated to be approximately \$2.9 million). The source of the County funding contribution is COPs, issued December 2001.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send one (1) duplicate original Professional Services Agreement, and one (1) copy of the minute order, to John Green, GS/Support Services Division, and Courthouse East Wing.

Attachments:

Two (2) original copies of the Professional Services Agreement with Ravatt Albrecht and Associates Inc.

Authored by:

John Green, Project Manager (805) 934-6229