



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:** 09/06/11  
**Placement:** Administrative  
**Estimated Tme:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Director(s) Robert Nisbet, Director (568-1011)  
General Services Department  
Contact Info: Paddy Langlands, Asst. Director (568-3096)  
General Services Department

**SUBJECT:** **Award of Contract to Smith Electric Service for the Betteravia Building "C"  
HVAC Replacement Project # T02005, Fifth Supervisorial District**

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**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:

- a) Approve the plans and specifications for the Betteravia Building "C" HVAC Replacement Project # T02005. Plans and specifications for this project are available from General Services Facilities Division.
- b) Award Brannon Inc., dba Smith Electric Service (a Local Contractor) a contract for \$605,033 for the Betteravia Building "C" HVAC Replacement Project.
- c) Authorize the Director of General Services to approve change orders of an amount not to exceed 10% of the base amount of \$250,000 plus 5% of the bid in excess of the base amount or \$42,751.65 for this contract.
- d) Approve the Categorical Exemption pursuant to the County's California Environmental Quality Act (CEQA) guidelines for 15301 (a),(d),

**Summary Text:**

This project will replace the failing heating and cooling units on the building’s roof, as well as replacing the leaking pneumatic controls and compressor for the fan coils located inside the building. The project was advertised and a job walk was held and attended by four local and one out-of -County contractor. Two contractors ultimately bid the job. Smith Electric, a local contractor had the lowest responsive bid.

A CEQA categorical exemption is being requested for this project, as it consists of maintenance, repair, and alteration of an existing public structure with no expansion, in accordance with CEQA Guidelines 15301 (a)(d).

**Background:**

Betteravia Building “C” is a three story building that utilizes three large multizone McQuay heating/cooling units that supply hot and cold water to 65 fan coils in the building that condition the air in the building as needed. The three McQuay units have severely damaged coils that are leaking and cannot economically be repaired. Additionally the pneumatic controls that are original to the building are also failing. The pneumatic controls are no longer manufactured and parts to replace the failed controls are non-existent.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

**Narrative:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund	605,033		605,033
State			
Federal			
Fees			
Existing program funds			
Total	605,033	0	605,033

This project is fully funded from the Capital Maintenance Budget for FY 11/12. (Fund 0001, Department 063, Program 1225, Line item 7671, Project T02005.)

**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:**

After Board action, distribute as follows:

Duplicate original document and minute order to Richard Whirty, Facilities Project Manager

**Attachments:**

One (1) original contract, one (1) duplicate original contract, contract summary

**Authored by:**

Richard Whirty, Facilities Project Manager, tel. (805) 568-3086