



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:** 01/08/13  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** General Services Dept. Jim Laponis, Interim Director (560-1011)

Contact Info: Scott Hosking, Facilities Manager (568-2533)

**SUBJECT:** Contract Amendment for the Santa Barbara Clinic Chiller Replacement  
Project # J02014-K1, Second 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) Authorize the Chair to execute the attached Amendment No. 1 to contract with Newton Construction and Management, Inc. (a local vendor) for the Santa Barbara Clinic Chiller Replacement Project, increasing the total contract value to \$232,301.35 to cover an additional \$5,301.35 in scope (Second District); and
- b) Find that pursuant to California Environmental Quality Act (CEQA) Section 15301(a), (d), the project consists of maintenance, repair, and alteration of an existing public structure with no expansion and, therefore, the added scope is within the categorical exemption of the original contract approved by the Board for this project on April 17, 2012 and, therefore, no new environmental document is required.

**Summary Text:**

This project replaced the two failed natural gas fired chillers, pumps and cooling tower that served the cooling needs of the building. This equipment was replaced by a single electric chiller, eliminating the cooling tower and pumps. This gives the County a cost savings in natural gas and water use. The electrical service to the equipment was also upgraded at that time.

This project remains within budget because the accepted bid (\$227,000) was below the adopted budgeted amount (\$249,700), even though additional work was required to relocate electrical supply panels, add gauges to monitor water flow and pressure in order to help staff maintain the cooling system. Also, the length of the contract was previously extended 168 days, due to unavoidable delays from the equipment manufacturer in the production of the new chiller and transformer.

**Background:**

The Santa Barbara Health Care Center was originally the County Hospital and was designed to service the community as a full inpatient facility. As a working hospital, the building was designed to conform to the Office of Statewide Health Planning and Development (OSHPD) standards in place at the time for heating and air conditioning, to ensure that the maximum amount of air flow was maintained to minimize the distribution of airborne contaminants within the building.

The building is now used as an outpatient health care center, with a lower operational capacity. Current operational regulations allowed a reduction to the capacity of the chiller and other equipment. The County gained significant cost savings in both utility consumption and maintenance costs due to the type and size of all of the new HVAC equipment installed by this project.

**CEQA:**

Pursuant to CEQA section 15301(a), (d) which allows restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, an exemption from CEQA requirements was requested as part of the original board letter awarding the Santa Barbara Clinic Chiller Replacement Project # J02014-K1, and was approved by the Board on April 17, 2012.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

<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			
State			
Federal	\$232,301.35		\$232,301.35
Fees			
Capital Funding			
Total	\$232,301.35	0	\$232,301.35

**Narrative:**

The Santa Barbara Clinic Chiller Replacement Project is a Capital Maintenance Project created and managed by General Services/Facilities and was fully funded through the use of the Public Health Department Restricted Federally Qualified Health Center (FQHC) Fund Balance in Fiscal Year 2012-13.

**Staffing Impacts:**

**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:**

After Board action, distribute as follows:

Copy of executed document and minute order to Richard Whirty, Facilities Project Manager

**Attachments:**

1. One (1) original Contract Amendment No.1
2. Contract Summary.

**Authored by:**

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