

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



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

**Agenda Number:**  
**Prepared on:** 11/27/2002  
**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** December 3, 2002  
**Placement:** Departmental  
**Estimate Time:** 15 Minutes  
**Continued Item:** NO  
**If Yes, date from:** N/A

---

**TO:** Board of Supervisors

**FROM:** Ronald S. Cortez, Director  
General Services Department

**STAFF CONTACT:** Ramji P. Shah, NCARB, Architect (568-3553)  
Facilities Services Division/County Architect

**SUBJECT:** Santa Maria 90-bed Expansion and Juvenile Court Project  
812 E. Foster Rd., Santa Maria, California;  
Project No. G20411/8614-8621  
Fifth Supervisorial District

---

**Recommendation(s):**

That the Board of Supervisors:

- A. Award a Construction Agreement in the amount of \$13,121,000 to A.J. Diani, a local contractor, subject to provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law.
- B. Authorize the Chair to execute the Construction Contract upon return of the contractor's executed contract documents, and the review and approval of County Counsel, Auditor-Controller, and Risk Manager or their authorized representatives.
- C. Authorize the Director of General Services to approve change orders in the aggregate amount of 10% of the contract amount.

**Alignment with Board Strategic Plan:**

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

Subject: Santa Maria 90-bed Expansion and Juvenile Court Project  
812 E. Foster Rd., Santa Maria, California;  
Project No. G20411/8614-8621

Agenda Date: December 3, 2002

Page 2

**Executive Summary and Discussion:**

On May 21, 2002, your Board approved the plans and specifications for the Santa Maria Juvenile Hall 90-bed Expansion and Juvenile Court Project and directed the General Services Department to advertise for public bidding. The Santa Maria Juvenile Hall/Court Expansion Project will entail construction and operation of an additional juvenile detention hall structure with 90-bed capacity and administration space, and a new juvenile court structure, to be located adjacent to the County's existing Santa Maria Juvenile Hall facility. Structural improvements of 60,000 square feet, associated paved site improvements of an additional 102,000 square feet including 86 additional parking spaces, and 2.0 acres of open area including landscaping and drainage detention basin are proposed.

The six-acre project site is part of the 90-acre County-owned parcel that houses a complex of County facilities known as the Foster Road Campus, located south of West Foster Road and west of California Boulevard, in the City of Santa Maria, Fifth Supervisorial District.

There were 4 bids submitted. Bids came from both local vendors and out of area vendors. A.J. Diani, a Santa Maria based company, is the apparent low bidder. A.J. Diani's bid has been deemed a *responsive* bid, and in accordance with the contract requirements. Further, A.J. Diani has been deemed to be a *responsible* company capable of performing this contract and their bid of \$13,121,000 is within the construction budget for this project.

Due to the project budget, there are several add alternates that cannot be taken at this time. In accordance with the contract documents, the alternates can be added by change order up to six months after construction begins at the prices specified below. After six months (approximately July 1, 2003 given our current schedule), the contractor has the right to increase the prices of these alternate items. The add alternates are as follows:

Alt. #1	The base bid for the Juvenile Court Building does not include casework, finish mechanical/electrical/plumbing (MEP) with fixtures or finished carpet. Alt. #1 will allow us to include Casework, finish MEP with fixtures and finished carpet.	\$61,000
Alt. #2	The base bid does not include finishing 10 of the 90 cells. Alt. #2 will allow us to finish the 10 cells not included in the base bid.	\$100,000
Alt. #3	The base bid does not include finishing four bathrooms or the staff training room. Alt. #3 will allow us to finish the four bathrooms and the staff training room not included in the base bid.	\$48,000

Subject: Santa Maria 90-bed Expansion and Juvenile Court Project  
812 E. Foster Rd., Santa Maria, California;  
Project No. G20411/8614-8621

Agenda Date: December 3, 2002

Page 3

Alt. #4	The base bid does not include curbs in the parking lots, a portion of the sidewalk, security fences, or parking area security equipment. Alt. #4 will allow us to include the curbs, portion of the sidewalk, security fences, and parking area security equipment not included in the base bid.	\$138,000
Alt. #5	The base bid does not include a card reader system or all security devices. Alt. #5 allows us to include a card reader system and all security devices.	\$50,000
Alt. #6	The base bid does not include complete landscaping. Alt. #6 will allow us to include complete landscaping.	\$172,000
Alt. #7	The base bid does not include a screen wall for the rooftop equipment in accordance with the environmental requirements. Alt. #7 will allow us to construct a screen wall for the rooftop equipment.	\$108,000
Alt. #8	The base bid includes a small canopy. Alt. #8 will allow us to construct a larger canopy.	\$35,000
Alt. #9	10-year built-up roofing warranty	\$3,000
<b>Total Price of all Alternates</b>		<b>\$715,000</b>

Of this total figure of \$715,000, \$288,000 pertains to the Juvenile Court portion of the project, and \$427,000 pertains to the Juvenile Hall portion of the project. As the descriptions indicate, these are not luxury items that would be nice to add if money were available. While this facility will operate as a functional juvenile hall and meet all applicable code requirements, the alternates are important items such as finishing all the bathrooms, finishing 10 of the 90 cells, landscaping, etc. Unfortunately, at this point, these items must be deferred in order to meet the project budget. As stated above, these alternates will surely be more expensive if they are added after approximately July 1, 2003 since the contractor is only bound by these prices up to six months after the Notice to Proceed. After that date, they could raise the prices, or we may be forced to perform these items as a separate contract after the project is complete.

#### **Mandates and Service Levels:**

No change in service level.

Subject: Santa Maria 90-bed Expansion and Juvenile Court Project  
812 E. Foster Rd., Santa Maria, California;  
Project No. G20411/8614-8621

Agenda Date: December 3, 2002

Page 4

### **Fiscal and Facilities Impacts:**

This project is estimated to cost \$15,466,000. It is being funded with Certificates of Participation (COPs) (\$6,596,000), a State Board of Corrections grant (\$8,040,000) and cash (\$830,000). The COPs will be paid back over a 20-year term with a mix of Criminal Justice Facility Funds and Courthouse Construction Funds. Funds for the current fiscal year have been appropriated and are available in Fund 0030 Department 063, Account 8700, Program 1930, Project #8614/8621. It is shown in the Department Summary as *Capital Improvements* on page D-342 of the Santa Barbara County Budget for FY 2002-2003.

Upon completion of this facility, an additional 45,000 square feet of correctional facility space and 12,000 square feet of Court space will be added to County's maintained building program. The maintenance, utility and janitorial costs for the Juvenile Hall are estimated at \$8.46 per square foot per year for a total annual cost of \$380,700. The maintenance, utility and janitorial costs for the Court facility are estimated at \$4.80 per square foot per year for a total annual cost of \$57,600. The total estimated annual cost to maintain the entire facility is \$438,300, funding for which has not been identified to date.

### **Special Instructions:**

Upon Board approval the Clerk should forward a Minute Order to Attn: Ramji Shah, Facilities Svcs. Div., Courthouse, 2<sup>nd</sup> Floor Annex.

(The original and duplicate original contract will be presented for the Chair's approval signature upon submittal of contractors' required bonds and insurance certificate pursuant to the conditions of the contract.)