



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: 01/08/2013
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 Jim Laponis, Interim Director (560-1011)
Contact Info: Grady Williams, Capital Projects Manager (568-3083)
SUBJECT: New Cuyama Recreation Hall Renovation Phase 2, Project #8733
Award Construction Contract; First District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

Auditor-Controller Concurrence

As to form: Yes

- a) Award a Fixed Price Construction Contract in the amount of \$260,016 to the lowest responsible bidder, Tomar Construction, Inc. (not a local contractor) subject to the 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 or designee to approve change orders up to the limit specified in Public Contract Code Section 20142, which is \$25,500.80 for this contract; and
- d) Find that a Notice of Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301 was approved by your Board for New Cuyama Recreation Hall Renovations on August 10, 2010, and that the award of a contract for the previously-approved renovations is therefore an administrative activity not constituting a "Project" within the meaning of CEQA, as set forth in 14 CCR 15378(b) (2).

Summary Text:

On August 14, 2012, the Board authorized General Services to bid Phase 2 of the New Cuyama Recreation Hall Renovations. This project will improve safety, structural integrity, energy efficiency and will also rehabilitate the existing Recreation Hall. At this time, staff has determined the lowest responsive bidder to be Tomar Construction, Inc., of Santa Paula, California and recommends award of the base bid contract amount of \$260,016. The total cost of the project, inclusive of all soft costs, is \$350,000.

The recommendations in the letter regard the second project to be performed on the building and will address urgent life-safety and repair work needed. The project is funded by a Community Development Block Grant through Housing and Community Development. With approval of the recommended actions, Capital Projects anticipates construction to be completed by May 2013.

Background:

On November 9, 2012, four (4) bids were opened for the New Cuyama Recreation Hall Renovation, Phase 2. Tomar Construction, Inc. submitted a base bid of \$260,016 which when tabulated along with the applicable alternates and compensable delay rate factor, resulted in an apparent low bid. Staff has determined Tomar Construction, Inc.'s bid to be responsive to the bid documents, and their firm has been deemed to be a responsible company capable of performing this contract. The low bid was \$50,000 over the engineer's estimate; however, staff has identified value engineering options to reduce the scope and costs to mitigate the variance to the extent possible. In light of the above, staff recommends that Tomar Construction, Inc. be awarded a construction contract in the amount of \$260,016 for the base bid only.

The existing recreation building is 5,000 square feet. The facility is generally in good condition but has suffered greatly from lack of maintenance. This project is the second of two phases; the first phase included code improvements and upgrades, door replacement, renovation of the kitchen and restrooms that included expansion to accommodate ADA improvements. The scope for Phase 2 as proposed by the Cuyama Valley Recreation District will correct deficiencies related to facility condition; improve energy efficiency and general overall condition. The roofing, windows, and interior and exterior lighting will be replaced with higher efficiency products. In addition, the suspended ceiling in the hall will be demolished, and the existing barrel roof framing will be exposed and refinished.

The total cost of this phase of the project, including all soft costs, is \$350,000. The project is funded by a Community Development Block Grant awarded in 2011. A first phase project was completed in March of 2011, for \$594,468. That project was funded as follows: \$353,766 from CDBG money, \$220,000 from a state parks and recreation grant obtained by the New Cuyama Parks and Recreation District, and \$20,702 from the New Cuyama Parks and Recreation District. To finish all needed work originally identified by an architect-engineer firm, another \$430,000 would be needed to perform non-mandated seismic structural upgrades, replace the Heating Ventilation and Cooling (HVAC) system, and replace some exterior flat-work concrete.

CEQA:

A categorical exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15301, for these renovations was accepted by the Board on August 10, 2010, since the project only alters an existing building and includes no expansion of the footprint. There have been no changes to the project since that date which would affect this determination. The award of contract for the previously-approved renovations is therefore an administrative activity not constituting a "Project" within the meaning of CEQA, as set forth in 14 CCR 15378(b)(2).

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
CDBG grant through HCD, awarded 2011			\$350,000.00
Total	\$ 350,000.00	None	\$350,000.00

Narrative:

Funding for this project is via a Community Development Block Grant (CDBG) from County Housing and Community Development in the amount of \$350,000. All project costs will be covered by the CDBG grant on a reimbursable basis.

Staffing Impacts:

Legal Positions:

0

FTEs:

0

Special Instructions:

Please send a copy of the Minute Order to Todd Morrison, General Services Department, Support Services Division.

Attachments:

1. Draft copy of the construction contract
2. Contract Summary

Authored by:

General Services - Capital Projects Division