



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:** 05/22/12  
**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:** General Services Dept. Robert Nisbet, Director (560-1011)  
Contact Info: Paddy Langlands, Asst. Director (568-3096)

**SUBJECT:** **Award of Contract to Newton Construction and Management for the Santa Barbara Health Care Center Multi Zone 6 and Roof Replacement Project # J02014-K2, Second Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management , Public Health

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve the plans and specifications for the Santa Barbara Health Care Center Multi Zone #6 and Roof Replacement Project # J02014-K2. Plans and specifications for this project are available through General Services Facilities Division;
- b) Award Newton Construction and Management (not a local contractor) a contract for \$242,000 for the Santa Barbara Health Care Center Multi Zone #6 and Roof Replacement Project;
- c) Authorize the Director of General Services to approve any needed change orders in an amount not to exceed 10% of the base amount of \$242,000 or \$24,200; and
- d) Find that the proposed action is for the operation, repair or maintenance of an existing public structure and its mechanical equipment, involving negligible or no expansion of use beyond that which presently exists, and that the proposed action is therefore exempt from California Environmental Quality Act (CEQA) pursuant to 14 CCR 15301.

**Summary Text:**

This project will replace the failing multi zone air handler unit #6 that is currently serving the heating and cooling needs of half of the occupied space of the Santa Barbara Health Care Center building. The existing air handler #6 is mounted on the roof of the building and has external supply ducting that penetrates the roof and distributes fresh conditioned air throughout the building. Over the years, this external ducting has failed, allowing water to enter the air handler and corrode it from the inside out. The coils and pan of the unit have completely corroded away and cannot be repaired. The water from the leaking ducts has penetrated the roof membrane, soaking the roofing insulation, which has caused the existing roof system that surrounds the air handler to fail and needs to be replaced. The project was advertised and a job walk was held with eighteen contractors in attendance. Six bids were received. Newton Construction and Management, who is not a local contractor, submitted the lowest responsive bid.

**CEQA:**

This project meets the CEQA categorical exemption criteria 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:**

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; ensuring that the maximum amount of air flow was maintained to minimize the distribution of airborne contaminants within the building. Since the building is now used as an outpatient health care center, with a lower operational capacity, the current operational regulations allow us to combine areas in the building served by the failing #6 air handler. By reducing the number of zones needed and serviced, the County will gain significant cost savings in both utility consumption and maintenance costs.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Narrative:**

The Santa Barbara Health Care Center Multi Zone #6 and Roof Replacement Project is a Capital Maintenance Project created and managed by General Services Facilities and will be fully funded through the use of the Public Health Department Restricted Federally Qualified Health Center (FQHC) Fund Balance. A Budget Revision Request will follow the approval of this Board action to increase appropriations in the amount of \$266,200 through the release of restricted funds. This will provide funding to award the contract in the amount of \$242,000 and the construction contingency in the amount of \$24,200 in Fiscal Year 2012-13.

**Special Instructions:**

After Board action, please distribute as follows:

Return one (1) certified Minute Order of the action and one (1) signed and dated copy of the contract to Richard Whirty. Please email [rwhirty@co.santa-barbara.ca.us](mailto:rwhirty@co.santa-barbara.ca.us) when available for pickup.

**Attachments:**

1. One (1) original contract one (1) duplicate original contract
2. Contract Summary
3. CEQA Exemption