



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: November 18, 2008
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Bob Nisbet (560-1011)
Director(s)
Contact Info: Paddy Langlands, Assistant Director (568-3096)
SUBJECT: Superior Court Remodel – Construction Contract Amendment #3
118 E. Figueroa Street, Santa Barbara
Project #F01008 / 8560
First Supervisorial District

County Counsel Concurrence

As to form: Yes

Risk Management Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize Chair to execute the attached Amendment No. 3 to the contract with Lack Construction, Inc. for the Superior Court Remodel in the amount of \$121,192, for a total contract amount of \$1,381,403.32; and
- B. Accept the Notice of Completion for the remodel work performed by Lack Construction, Inc., 420 E. Carrillo St., Santa Barbara, California.

Summary Text:

The County of Santa Barbara entered into a contract with Lack Construction, Inc. (a local vendor) on October 10, 2006 in the amount of \$985,605 to remodel approximately 9,900 square feet of the previously County-owned facility at 118 E. Figueroa Street for Superior Court. On April 17, 2007 Amendment One was approved in the amount of \$80,408 for demolition, electrical and HVAC modifications, and on November 20, 2007 Amendment Two was approved in the amount of \$194,199 for data, electrical, ADA and architectural revisions. This Amendment will modify the contract in the amount of \$121,292 to provide for additional electrical, plumbing, and architectural alterations, as well as the addition of a Phase 4 to convert existing office space into a video conference room. The Notice of Completion will allow for the release of retention.

Auditor-Controller Concurrence

As to form: Yes

Background:

Superior Court has remodeled approximately 9,900 square feet of the basement and first floor office areas in the previously County-owned facility at 118 E. Figueroa Street. The remodel has created space that facilitates an efficient and effective Court operation by providing increased and ADA accessible office space, counter space and ADA compliant restrooms. It has also provided a children’s waiting room for their customers, and a video conference room for Superior Court use. This space was previously occupied by the District Attorney.

On October 10, 2006, the County of Santa Barbara entered into a contract in the amount of \$985,605 with Lack Construction, Inc. (a local vendor) to execute the remodel, and on April 17, 2007 approved Amendment One in the amount of \$80,408 for additions including asbestos removal, ceiling demolition, data and phone conduit to the 2nd floor, revised restroom fixtures, and HVAC revisions. On November 17, 2007, Amendment Two was approved to modify the contract in the amount of \$194,199 to provide for electrical additions, upgrades in countertops and transaction windows, revised floor finishes and ceiling system, cabinetry modifications, installation of structural steel and 1-hour rated HVAC shafts, and minor architectural alterations. Approval of Amendment Three in the amount of \$121,192 will provide for plumbing and electrical additions, cabinetry re-design, new ADA doors, additional HVAC registers, acoustical ceiling and finish modifications, and the addition of a Phase 4 to convert two offices into a video conferencing room. The total and final contract amount will be \$1,381,403.32.

The Figueroa Court building has been transferred to the State in accordance with SB 1732. Because the County owned and maintained the facility during construction, the Board of Supervisors approval is required for this construction. The acceptance of the Notice of Completion will allow for the release of Lack Construction’s retention monies.

Performance Measure:

With approval of the recommended actions, General Services will finalize the contract with Lack Construction, Inc.

Fiscal and Facilities Impacts:

Budgeted: Yes, by Superior Court.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State	\$ 300,000.00		\$ 1,381,404.00
Federal			
Fees			
Total	\$ 300,000.00	\$ -	\$ 1,381,404.00

Narrative: Approximately \$797,000 of the project is being funded by Superior Court from Fund #1321 (Trial Court Measure “C”). The remaining \$584,404 is being funded by Superior Court from Fund #5901 (Fund Balance).

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send two (2) duplicate original Contract Amendments, a copy of the Notice of Completion and a copy of the Minute Order to Jill Van Wie, GS/Facilities Services Div., Courthouse East Wing.

Attachments:

1. One original and two (2) duplicate original Contract Amendments for Lack Construction.
2. One (1) copy of the Notice of Completion for Lack Construction.

Authored by:

Jill Van Wie, General Services