



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: 6/16/09
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Robert Nisbet, Director (560-1011)
Director(s)
Contact Info: Paddy Langlands, Assistant Director (568-3096)

SUBJECT: Lompoc Fire / Sheriff Facility Air Conditioning, Project 8657 AC, Award Contract Fourth District

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. Award a Fixed Price Construction Contract in the amount of \$136,800.00 to the lowest responsible bidder, All Star Heating & Air Conditioning. (a local vendor) 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 Director of General Services to approve change orders of an amount not to exceed 10% of the contract amount, or \$13,680.00;
- C. Authorize the chair to execute the construction contract upon return of the Contractor's executed contract documents, and the review and approval of the County Counsel, Auditor- Controller and Risk Manager or their authorized representatives; and
- D. Approve attached budget revision request totaling \$25,660 to move Sheriff Asset Forfeiture Funds, into Fund 0030, Project 8657 AC.

Summary Text:

The Lompoc Fire / Sheriff Facility was occupied in October 2008. The facility was designed without conventional air conditioning and was intended to utilize natural cooling through ventilation. After occupancy, it became apparent that maintaining an acceptable interior temperature on extremely warm days was not possible without the use of supplemental cooling. The requested actions will allow the General Services Department to install an air conditioning system needed to provide the desired cooling during warm months of the year.

The total air conditioning project budget is \$165,448 and will be funded by project savings and Sheriff Asset Forfeiture Funds. The total Lompoc Fire / Sheriff Project budget is \$5.543 million.

Background:

The Lompoc Fire / Sheriff Facility was completed in June 2008, and occupied in October 2008. With sustainability, “green”, and cost goals in mind, project stakeholders decided early on to have the facility designed without conventional air conditioning. The facility was thus designed utilizing energy reducing technologies and efficiencies. Facility cooling was to be achieved through mechanical and natural ventilation. Though this has proven to be an effective method of climate control for most of the year, there are several days during the summer where interior temperatures can rise to levels uncomfortable to building occupants. The proposed air conditioning system will serve as a “back-up” system used to mitigate the warm interior temperatures realized on the unusually warm days, when natural ventilation systems are not able to maintain an acceptable interior environment.

The completed structure is approximately 12,581 square feet with three apparatus bays. The Fire Department occupies approximately 7,961 square feet and the Sheriff’s Department occupies approximately 3,631 square feet. There is an additional 989 square feet of shared common space. This new structure encompasses apparatus bays, living quarters to accommodate eight on-duty firefighters, Sheriffs Operations Offices, a conference / training room, and a work-out room.

On Thursday May 21, 2009, three (3) bids were received for the air conditioning retrofit project. All Star Heating & Air Conditioning (a local vendor) submitted the lowest responsible bid in the amount of \$136,800. The second lowest bid was \$141,097, and the third and final high bid was \$182,105. The Engineers Estimate was \$170,000. The percent difference between the low bid and the Engineers Estimate is 19.55 %. The percent difference between the low bid and the second low bid is 3.04 %.

Fire Station 51 supports structural and wild land firefighting operations, paramedic transport services, and reserve firefighter operations. Sheriff’s Patrol Operations for the Lompoc Valley are supported by this facility.

Performance Measure:

The addition of air conditioning to the new facility will promote a more acceptable working environment for staff during warm weather months.

Fiscal and Facilities Impacts:

Budgeted: Yes

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund COP			\$ 139,788.00
State			
Federal			
Fees			
Other: Sheriff Special			\$ 25,660.00
Total	\$ -	\$ -	\$ 165,448.00

Fiscal Analysis:

Narrative:

Funding for the addition of air conditioning (\$165,448) is derived from remaining project funds and Sheriff Asset Forfeiture Funds. The Sheriff’s budget revision in the amount of \$25,660 plus remaining project funds (\$139,788) will fund the Sheriff’s portion of adding air conditioning to the facility. Certificate of Participation funding for the “Burton Mesa Public Safety Center Project” was approved on March 8, 2005, and is available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8657 and summarized on page D-116 of the budget. The total project budget is \$5.543 million.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send certified, stamped copy of the Minute Order to John Green, GS/Facilities Services Div., Courthouse East Wing.

Attachments:

1. Draft Copy Construction Contract
2. Budget Revision Request

Authored by:

John Green, Project Manager, (934-6229)