

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: 2/5/03
Department Name: General Services
Department No.: 063
Agenda Date: March 4, 2003
Placement: Administrative
Estimate Time: NA
Continued Item: No
If Yes, date from: NA

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF CONTACT: Grady Williams, Project Manager (568-3083)
General Services Department

SUBJECT: ADMHS Children's Services Building: Phase I - Demolition
Site # F61316; Project # 8612
Second Supervisorial District

Recommendations:

That the Board of Supervisors:

- A. Award a Construction Agreement in the amount of \$352,392 to J.W. Bailey, 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.

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Executive Summary and Discussion:

In 2001, the County Board of Supervisor's adopted a county building program to be administered by the Office of the County Architect. In that program, the Board authorized the County Architect to develop a new project to replace the failing old hospital structure that has been used by the Rehabilitation Institute at 427 Camino Del Remedio, Calle Real Campus. The new building will house the administrative offices for Alcohol, Drug and Mental Health Services (ADMHS) and the Santa Barbara Children's program (MISC), administered by ADMHS (currently located on Haley Street in Santa Barbara). The gross square footage of existing structures on the project site is ~35,000. The new replacement structure is 13,000 square feet. This is an administrative government function and as such has normal operating hours between 7:30am and 5:30pm, Monday to Friday. There are no evening hours. The services offered are for public assistance in a multiple agency (team) delivery system, which include ADMHS, Social Services, Child Support Services and others. The project will require 52 parking spaces, all of which will be placed adjacent to the new building and screened with landscaping. This project is consistent with the Facility Policy Framework Ordinance (Ord. 4452) adopted Board in March of this year.

Phase I of this project is the demolition of the existing, old hospital, and is the subject of this letter. A CEQA exemption for the entire project, citing CEQA paragraph 15301(b), was filed with the County Clerk's office July 12, 2001. A Government Code Section 65402(a) review by the Development Review Division was completed August 1, 2002, wherein it was found that the demolition work is in conformity with the Comprehensive plan for the County of Santa Barbara.

The bid opening for the demolition work was January 30, 2003. There were 6 bids submitted. Bids came from both local vendors and out of area vendors. The bids ranged from \$352,392 to \$685,616, and averaged \$442,149. J.W. Bailey, a Santa Barbara based company, is the apparent low bidder. J.W. Bailey's lowest bid has been deemed a *responsive* bid, and in accordance with the contract requirements. Further, J.W. Bailey has been deemed to be a *responsible* company capable of performing this contract. The low bid of \$352,392 is about \$100,000 over the engineer's estimate, but because other elements of the overall project (including the construction of the new building) are expected to be lower than budgeted, this demolition work remains within the total project budget.

Mandates and Service Levels:

No change in service levels.

Fiscal and Facilities Impacts:

This demolition project is being funded with Certificates of Participation (COPs) and departmental money. The COPs will be paid back over a 20-year term using ADMHS Haley Street Lease funds. Funds for the current fiscal year have been appropriated and are available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8612. It is shown in the Department Summary as *Capital Improvements* on page B-44 of the Santa Barbara County Budget for FY 2002-2003.

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Special Instructions:

Upon approval and execution, the Clerk should distribute as follows:

1. Original document - retain for Board's Official file
2. Dupl. orig. document & Minute Order - Attn: Grady Williams, GS/Facilities Svcs Div,
Courthouse, 2nd Floor Annex

Concurrence:

ADMHS