



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: October 9, 2007
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required:

TO: Board of Supervisors
FROM: General Services Robert Nisbet, Director (560-1011)
Contact Info: Paddy Langlands, Assistant Director (568-3096)
SUBJECT: ADMHS CARES Project 8665 Notice of Completion

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached Amendment No. 4 to the Construction Contract BC 07-109 with Frank Schipper Construction Co. (a local vendor) for construction change orders associated with the ADMHS Crisis and Recovery Emergency Services Center in the amount of \$5,231.06, for a total contract amount of \$1,593,781.34.
- b) Accept Notice of Completion for work performed by Frank Schipper Construction Co., (A Local Vendor), 610 East Cota; Santa Barbara, California 93103 and authorize Clerk to record.

Summary Text:

The County of Santa Barbara entered into a contract with Frank Schipper Construction Co. on January 16, 2007 in the amount of \$1,485,800 to remodel approximately 10,400 square feet of the County-owned facility at 212 Carmen Lane, Santa Maria, for the Alcohol, Drug, and Mental Health Services Department. Amendment No. 4 will modify the contract in the amount of \$5,231.06 to address items in need of work that were not part of the Construction Documents as well as the Contractor's Extended Overhead for change order items. Amendment No. 4 will also finalize the remainder of the outstanding change orders. The Notice of Completion will finalize the contract between Frank Schipper Construction Company and The County of Santa Barbara. The project was completed under budget.

Background:

This work was proposed by Alcohol, Drug & Mental Health Services in order to meet their Crisis and Recovery Emergency Services Program need of a Crisis Outreach Center that serves as an Assessment Center and as a Treatment Facility. The work included gutting out and remodeling an existing 10,400 square foot building at 212 Carmen Lane, Santa Maria, the purchase of which was approved by the Board on August 8, 2006, and turning it into the proposed facility, which resembles an emergency medical clinic with several residential units. Compared to other remodel projects, the space was intensive in its design due to the need for seismic upgrades requiring removal of all non-structural walls, ceilings and finishes; total reconfiguration of plumbing, heating and cooling systems; quick response fire sprinkling; specialized security and Closed Circuit Television systems; and architectural elements for outpatient medical and medical/residential units. The total Project Budget including all design, inspection, project management, construction and other fees was estimated at \$2.2 million.

The Board contract to Frank Schipper Construction Co. was awarded on January 16, 2007 in the amount of \$1,485,800.00 to execute the remodel. Construction for the ADMHS Crisis and Recovery Emergency Services Center started on January 29, 2007 and ended on August 17, 2007. Final Close-Out Documents were obtained from the Contractor by the County on September 7, 2007. The project has been inspected and accepted completed by the Architect of Record and the County Project Manager. There were 4 contract amendments. Contract Amendment No.1 equaled \$60,248.75 and Contract Amendment No. 2 equaled \$24,200.27; both of these were under the threshold allowing approval by the Director of General Services. Contract Amendment No. 3 equaled \$18,301.26 and was approved by the Board of Supervisors on August 14, 2007. Contract Amendment No. 4 is in the amount of \$5,231.06. With Contract Amendment No. 4, the total changes equal \$107,981.34. The total construction cost of the ADMHS Crisis and Recovery Emergency Services Center (Frank Schipper Construction Co.) is \$1,593,781.34; \$1.7 million had been budgeted for the construction cost.

Contract Amendment No. 4 is the final contract Amendment and will modify the contract to provide for new Mailboxes, Power for HVAC Units, and other previously unaddressed items in need of work. The Contract Amendment will also compensate the Contractor for Extended Overhead caused by change orders and will credit the County for leaving the Shade Structure Canopy the color as was installed.

Performance Measure:

The new ADMHS Crisis and Recovery Emergency Services Center provides a more prominent and responsive location for Mental Health Emergencies in the Santa Maria Valley.

With approval of the recommended actions, General Services will finalize the Contract with Frank Schipper Construction Co.

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>
General Fund			\$1,486,000.00
State			
Federal			\$314,200.00
Fees			
Other:			\$400,000.00
Total	\$ -	\$ -	\$2,200,200.00

Narrative:

As approved by the Board on August 8, 2006, funding for this project has been provided from these sources: \$314,200 from Tobacco Settlement Advisory Committee (TSAC) and \$400,000 from Mental Health Service Act (MHSA) and a \$1,486,000 million loan from the strategic reserve to be repaid from possible sources such as future allocations from MSHA and TSAC.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send duplicate original Contract Amendment and Minute Order to Todd Morrison, General Services, Capital Projects Div.

Notice of Completion:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Original executed document 2. Copy of executed document 3. Copy of executed document | Clerk of the Board
General Services, Capital Projects Division
912 W. Foster Rd., Santa Maria, CA 93455
Attn: Todd Morrison, Project Manager
General Services, Facilities
1105 Santa Barbara, Santa Barbara, CA 93101
Attn: Brian Gilbert |
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Attachments:

Contract Amendment between Frank Schipper Construction Co. and County of Santa Barbara
 Contract Summary Sheet
 Notice of Completion (Two Pages)

Authored by: Todd Morrison, AC, Project Manager, (934-6228).