



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: September 20, 2016
Placement:
Estimated Tme: N/A
Continued Item:
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director, (805) 560-1011
Contact Info: Skip Grey, Assistant Director, (805) 568-3083
SUBJECT: Northern Branch Jail Project, Kitchell Amendment No. 2, Approve and Execute Water Agreement. Third Supervisorial District.

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management;

As to Form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify and authorize the Chair to execute Amendment No. 2 to the Professional Services Agreement (PSA) for Construction Management and Related Professional Services with Kitchell/CEM, Inc., to add construction document phase services of \$78,670 and construction labor force monitoring services of \$11,960 for a new total contract maximum amount not to exceed \$2,513,290;
- b) Approve and authorize the Chair to execute the agreement with Golden State Water Company for the Installation of Water Facilities at the Northern Branch Jail; and
- c) After considering the Final Subsequent Environmental Impact Report (SEIR), State Clearinghouse No. 2007111099, that the Board of Supervisors certified on March 11, 2008, the December 6, 2011 SEIR addendum, and the October 8, 2013 SEIR addendum, determine pursuant to 14 CCR §15162(a) that no subsequent EIR or Negative Declaration is required for this project because: i) No substantial changes are proposed in the project which require major revisions of the 2008 Final Subsequent EIR; ii) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which require major revisions of the 2008 Final Subsequent EIR; and iii) No new information of substantial importance concerning the project's significant effects or mitigation measures, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Final Subsequent EIR was certified in 2008, has been received.

Summary Text:

One June 21, 2016, the Board awarded construction contracts for bid packages 1 and 2 (BP-1, BP-2) for construction of the Northern Branch Jail. Subsequently on August 18, 2016, the state authorized the County to proceed with construction, and a Notice to Proceed was issued to both contractors with a start date of September 6, 2016. In preparation for the construction phase, General Services included in the revised budget, line items for additional consultant services and drafted the amendment and water agreement, which were pending approval of construction by the Board and the State. The amendment to the Kitchell Professional Services Agreement (PSA), and the agreement with Golden State Water Company for the extension of water service are the subject of the recommended actions now being implemented as we begin construction.

Background:

With construction underway, an amendment to the PSA with Kitchell CEM, Inc., the firm providing Construction Management and Related Professional Services, is necessary to address 2 items: (1) additional services required to address local labor analyses and input during project labor agreement negotiations and construction document phase as requested by the County for a total cost of \$78,670, and (2) local labor tracking during construction as directed by the Board for a total cost of \$11,960.

On June 2, 2015, the Board directed staff to incorporate a goal of 50% local employment participation on the Northern Branch Jail project, and to include a mandatory outreach and monitoring program that would include outreach to local businesses and Veterans. As a result, the bid documents required prospective bidders to submit a Local Labor Outreach Plan (LLOP) demonstrating good faith efforts to encourage Local Business Entities (LBE) and Veteran Business Entities (VBE) to participate in the bid, and tabulating the results of LBE and VBE participation. In the case of BP-1, the low bidder demonstrated 31.2% LBE, and .7% VBE, meaning LBE participation represented approximately \$24.1M of the \$77.2M bid and VBE represented approximately \$.557M respectively. On BP-2, in addition to the low bidder being a Santa Maria contractor, their LLOP demonstrated 17%, or \$438,752 LBE and VBE. Amendment No. 2 will implement the labor tracking component of the Board's directive, allowing data to be collected reflecting both local labor and veteran participation.

Amendment No. 2 will ratify added construction document phase services of \$78,670, and will add the construction labor force monitoring services of \$11,960, thus increasing the maximum compensation limit by \$90,630 for a new total contract maximum amount not to exceed \$2,513,290. The amendment can be awarded with no impact to the project budget, as a line item was included in the revised budget.

On October 20, 2015, General Services provided the Board with an update on water service options for the Northern Branch Jail, including a determination that the most cost effective means of providing water for the NBJP is a combination of potable water supplied by Golden State Water Company and recycled water supplied by Laguna County Sanitation District. The Board approved a supplemental water agreement with the City of Santa Maria, and an Assignment Agreement Regarding Supplemental Water with the Golden State Water Company. The Agreement with the Golden State Water Company for the Installation of Water Facilities at the Northern Branch Jail will allow the County to construct the facilities in accordance with BP-1 as required to allow the extension of service. The agreement does not

impact the Board approved budget, as the service extension costs were included in the adopted total project budget.

With approval of the recommended actions, construction completion is projected for 2018 with occupancy in early 2019.

Key Contract Risks

Approval of the recommendations will allow General Services to track local labor as directed by the Board, and complete BP-1 in accordance with the State approved construction schedule, with the goal of completing construction in 2018 and occupancy in 2019.

Fiscal and Facilities Impacts:

Budgeted: Yes.

Fiscal Analysis:

The approved revised project budget of \$110.86M included a consultant contingency line item to address PSA amendments in the amount of \$100,000, thus Kitchell Amendment No. 2 does not impact the overall project budget, nor the construction contingency. The budget is also inclusive of all costs for utility extensions, connection fees, etc. including the water service extension addressed in the agreement.

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
Northern Branch Jail Consultant contingency	\$50,000		\$100,000
Total	\$ 50,000.00	\$ -	\$ 100,000.00

Special Instructions:

Request the Chair of the Board sign three (3) original amendments and (2) original agreements (5 total), and the Clerk of the Board return two (2) of the signed amendment and one (1) signed agreement to Celeste Manolas, along with a certified copy of the minute order.

Attachments:

1. Amendment No. 2 to the PSA with Kitchell CEM, Inc. (1 original, 2 duplicate original)
2. Golden State Water Company Agreement (1 original, 1 duplicate original)

Authored by:

Celeste Manolas, Capital Projects Manager, General Services Support Services