



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: 2/6/2007  
Placement: Administrative  
Estimated Tme:  
Continued Item: NO  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** General Services: Bob Nisbet, Director (560-1011)  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
**SUBJECT:** **La Morada Youth Center, Project 8658**  
**2<sup>nd</sup> Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Recommended Actions:**

- A. Award and execute a fixed priced Construction Contract in the amount of \$309,425 to the lowest responsive bidder, Beachside Associates, Inc, Goleta, California, 93117 (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; and
- B. Authorize the Director of General Services to approve change orders of an amount not to exceed 10% of a base amount of \$250,000 plus 5% of the bid in excess of the base amount, or \$27,971 for this contract.

**Summary Text:**

This remodel project being done in an existing County building for the Social Services Department will allow the department to meet the needs for residential care for children in the foster care system who are in transition, between placements or in need of stabilization.

**Background:**

The La Morada building is 6,400 square feet and its overall design fits the needs of the Youth Center with minor construction changes. The total project cost is estimated at \$590,000 (\$309,425 for construction and \$280,575 for asbestos and mold abatement, a French drain, and all other design, management and miscellaneous fees) and is funded by a grant associated to Housing and Development.

The Department of Social Services is obligated under the Welfare and Institutions Code 16500.1. (a), to provide "for children who cannot return to their biological families, to reduce the number of placements experienced by these children, to ensure that children leaving the foster care system have support within their communities, to improve the quality and homelike nature of out-of-home care, and to foster the educational progress of children in out-of-home care."

Denunzio Construction, a local vendor, was the lowest bidder but was unable to obtain the necessary bonding for this project. The next lowest bidder was Beachside Associates, Inc., also a local vendor and also within budget. Beachside Associates has been determined to be a responsible company capable of performing this work, and their bid is deemed a responsive bid. Their bid of \$309,425 is \$90,575 under the Architects construction estimate. During the bid walk the Contractors asked the County to open up the building for a day so they could bring sub-contractors in and review the plans and see the building. Only two contractors showed up for this open house with their subcontractors and they were the two lowest bidders. The County received seven bids with an average of \$380,508. Four of these were below budget, and the highest bid was \$484,000.

The La Morada building is a county owned building that functioned as the Women's Honor Farm for many years. The 6,400 square foot building is designed with two dormitory style wings capable of housing up to seventeen residential beds, a commercial kitchen, living/recreational area and an office and physician's area, which all meet the criteria of the Youth Center. This project will upgrade and renovate the building to current building standards. After the Women's Honor Farm closed, the Sheriff's Department used the building for storage and occasional meetings.

The recommendations are primarily aligned with Goal No. 2: Ensure the Public Health and Safety and Provide Essential Infrastructure and is also aligned with Goal No. 7: "a community that fosters the safety and well being of children".

**Performance Measure:**

The new La Morada Youth Center will result in care for children in the foster care system in transition, between placements or in need of stabilization in the Santa Barbara area.

With approval of the recommended actions, General Services anticipates that the construction will be substantially complete in May 2007 and that the remodeled building will be occupied in June 2007.

**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	\$ 90,000.00		\$ 90,000.00
Other: CBD Grant	\$ 500,000.00		\$ 500,000.00
Total	\$ 590,000.00	\$ -	\$ 590,000.00

**Narrative:**

The total cost of construction is estimated at \$590,000. The Social Services Department has funded this project in the amount of \$90,000 and the Department of Housing and Community Development was awarded a grant in the amount of \$500,000. The funds for the current fiscal year have been appropriated and are available in Fund 0030, Department 063, Account 8700, Program 1930, Project 8658. The project is shown in the Department Summary as Capital Improvements on page B-62 of the Santa Barbara County Budget for FY 2006-2010.

**Special Instructions:**

Please send two (2) duplicate original Contracts and a copy of the Minute Order to Scott Hosking, GS/Support Services Div., Courthouse East Wing.

**Attachments:**

3 copies of the Construction Contract for Beachside Associates, Inc.

**Authored by: Scott Hosking, Project Manager (568-2622)**