



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:** May 17, 2022  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** General Services Janette D. Pell, Director (805) 560-1011  
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096  
**SUBJECT:** Emergency Operations Center Server Room Expansion and HVAC Upgrade Project – Award Construction Contract; First District Project No. 20012

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve the plans and specifications for the Emergency Operations Center (EOC) Server Room Expansion and Heating Venting and Air Conditioning (HVAC) Upgrade Project on file in the General Services Capital Projects office;
- b) Award, approve and authorize the Chair to execute the attached construction contract in the base amount of \$616,812.00 to the lowest responsible bidder, Smith Mechanical-Electrical-Plumbing Inc., subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project located at 4405 Cathedral Oaks Road, Santa Barbara, CA, and as required by California Law;
- c) Authorize the Director of General Services to approve change orders in an amount not to exceed \$43,340.60 as authorized under California Public Contract Code Section 20142; and
- d) Determine that the proposed actions are exempt under the California Environmental Quality Act (CEQA) pursuant to sections 15301, subdivision (a), and 15302 of the CEQA Guidelines, because the project is a minor alteration to a public structure involving negligible or no expansion of

existing or former use and the replacement of existing equipment; and direct staff to file a Notice of Exemption on that basis.

**Summary Text:**

These Board actions are to award the construction contract for Emergency Operations Center Server Room Expansion and HVAC Upgrade, Project #20012. This project consists of the replacement of the existing HVAC systems, and an expansion of the server room into the adjacent storage room. Exterior work includes installing new condensing units, power and refrigeration lines. At this time, the bidding phase is complete and General Services is prepared to award a construction contract to the lowest responsive and responsible bidder. The project budget is partially included in the FY 2021-22 Capital Outlay Fund (Fund 0300), with the balance of the project funds needed to complete the project, to be included in the FY 2022-23 Capital Outlay Fund budget.

**Background:**

The existing cooling systems serving the EOC Server Room have been determined to be undersized for the current equipment loading within the server room. As a result, the HVAC systems have experienced frequent failures requiring emergency cooling systems to be implemented until HVAC equipment can be repaired and brought back on-line. The County partnered with Salas-O'Brien Engineers and completed a thorough design overhaul which included: multiple site visits to review and document the existing conditions, heat and power load data recordings, accounting for expansion into the adjacent storage room, and consideration for use of existing equipment and ductwork. Implementation of the new design provides the County with N+1 redundancy (one independent backup should a component of the HVAC system fail) for the server room in the event of a cooling equipment failure. This redundancy will eliminate costs associated with temporary emergency measures that are incurred when a cooling unit has failed and is offline. The server room is being expanded into the adjacent storage room, and the additional space will be utilized to house additional server equipment being consolidated from disparate County locations. The new HVAC design accounts for the potential new loads that will be present with the data equipment expansion.

On January 31, 2022 public solicitation via Public Purchase was released for construction services per the completed design drawing for the EOC ICT Server Room Expansion and HVAC Upgrade. On March 29, 2022, General Services received three (3) competitive bids. The bidding contractor, Smith Mechanical-Electrical-Plumbing Inc., submitted a bid of \$616,812.00. Staff has reviewed the bid, has determined the bid to be responsive, and recommends that the Board award a construction contract to Smith Mechanical-Electrical-Plumbing Inc.

The total construction cost is estimated at \$616,812.00. Approval of the recommended actions will allow the procurement of materials to commence now, and construction and the project to be completed next fiscal year, by December 2022.

**Fiscal and Facilities Impacts:**

<b><u>Funding Source:</u></b>	<b><u>Prior FY 2020-21 Cost:</u></b>	<b><u>FY 2021-22 thru FY 2022- 23 Cost:</u></b>	<b><u>Total One- Time Project Cost:</u></b>
Capital Outlay Fund 0030	\$45,000	\$906,000	\$951,000
<b>Total</b>	<b>\$45,000</b>	<b>\$906,000</b>	<b>\$951,000</b>

**Narrative:**

The overall EOC HVAC project is estimated to cost \$951,000, including the contract with Smith Mechanical-Electrical-Plumbing Inc. of \$616,812.00 for the construction. The original budget for this project of \$500,000, approved in FY 2020-21, will need to be increased by \$451,000 in the FY 2022-23 budget process using existing funding set aside for this purpose, for a total project budget of \$951,000, to fund the construction contract and the total estimated Emergency Operations Center Server Room Expansion and HVAC Upgrade project costs.

The project planning and design began in FY 2020-21; construction will begin immediately upon approval of this construction contract with Smith Mechanical-Electrical-Plumbing Inc. in FY 2021-22 and continue into FY 2022-23.

This project is accounted for in the Capital Outlay Fund 0030; the funding source for this project is the General Fund.

**Special Instructions:**

Please send one copy of the Minute Order and two duplicate executed originals of the Construction Services Agreement to Shane Mahan, GS / Support Services Division, Courthouse East Wing, [smahan@countyofsb.org](mailto:smahan@countyofsb.org)

**Attachments:**

1. Attachment 1 – Construction Agreement
2. Attachment 2 – CEQA Notice of Exemption

**Authored by:**

Shane Mahan, General Services – Capital Projects