

**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: 3/10/2005
Department Name: General Services
Department No.: 063
Agenda Date: March 15, 2005
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ron Cortez, Director
General Services Department

STAFF CONTACT: Grady Williams, P.E. (568-3083)
Project Manager

SUBJECT: Alcohol, Drug, Mental Health Services – Children’s Services Building
Site # J02007, Project # 8612
Second Supervisorial District

Recommendation(s):

That the Board of Supervisors:

- A. Award and authorize the Chair to execute a construction contract in the amount of \$3,810,700 to Morrissey Construction Company (not a local vendor) 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 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.

Subject: ADMHS Children's Services Building, Project #8612

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Executive Summary and Discussion:

In 2001, the County Board of Supervisors adopted a county building program 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 Santa Barbara Children's program (MISC), administered by ADMHS (currently located on Haley Street in Santa Barbara). By permission from the Board of Supervisors in October 2002, the old facility has been demolished, except for building "D" - the former psychiatric ward. It will be used as part of the new facility to be built upon approval of the present request. The new replacement structure is approximately 13,000 square feet. This government function has normal operating hours between 7:30am and 5:30pm, Monday to Friday. The project will require 52 parking spaces, all of which will be placed adjacent to the new building. This project is consistent with the Facility Policy Framework Ordinance (Ord. 4452) adopted by the Board in March of 2002.

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.

The bid from Morrissey Construction was the only bid received. Ten general contractors attended the Job Walk during the bid advertisement, which lasted 8 weeks; twice as long as required. Furthermore, this bid came from the third round of bid solicitations. The previous two rounds produced four other bids which were ultimately rejected with the Board's approval because of their high amount. Morrissey Construction is the contractor who is building the Santa Maria Animal Shelter. Based on previous experience with this firm, it is believed that this bid provides the County with a good quality bid.

Mandates and Service Levels:

No change in service level.

Fiscal and Facilities Impacts:

This project is fully funded. It is being funded with Certificates of Participation (COPs) and departmental money. The total project cost was originally anticipated in 2002 to cost \$3.6M. After obtaining the low bid for construction, it was determined the total project will cost \$5,450,000. Most of the additional cost is covered in an additional COP of \$1.5M. Of the \$350,000 additional remaining, \$250,000 will be provided by General Services, and the remaining \$100,000 by the ADMHS department.

The COPs will be paid back over a 20-year term using ADMHS Haley Street Lease funds. The \$250,000 from General Services will be provided through transfer of funds from the Garden Street Parking project. 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 on page D-154, and as *Capital Improvements* on page E-7 of the Santa Barbara County Budget for FY 2004-2005.

Upon completion of this facility, an additional 13,000 square feet of general office and clinical facility space will be added to County's maintained building program. The maintenance, utility and janitorial costs for the Court facility are estimated at \$4.80 per square foot per year for a total annual cost of \$62,400.

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Special Instructions:

Upon approval, please forward the Minute Order to Grady Williams, Facilities Services Division, General Services Department.