



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: August 20, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5ths

TO: Board of Supervisors
FROM: General Services Kirk A. Lagerquist, Director (805) 560-1011
Contact Info: John Green, Capital Division Chief (805) 934-6229
SUBJECT: Santa Ynez Valley Airport Authority, US Forest Service Building Apparatus Rebuild Project - Award Construction Contract; Third District, Project No. 21062

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: CEO Budget

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications for construction of the US Forest Service (USFS) Building Apparatus Rebuild Project (Project) on file in the General Service Capital Projects office;
- b) Approve and direct the Chair to execute the attached Construction Contract (Contract) in the base amount of \$1,457,000.00 to the lowest responsible bidder, Diani Building Corp., 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. For the US Forest Service Building Apparatus rebuild project, located at 910 Airport Road, Santa Ynez, California;
- c) Authorize the Director of General Services, or his Assistant Director or Capital Division Chief designee, to approve change orders in an aggregate amount not to exceed \$97,850 provided that no change or alteration shall exceed \$210,000, as authorized under California Public Contract Code Section 20142(b);
- d) Approve Budget Revision Request BJE-0010038 increasing appropriations of \$1,585,816 in the General Services Outlay Fund for Capital Assets funded by insurance proceeds of \$1,457,000 and a release of Committed Fund Balance of \$128,816 (4/5ths Vote); and

- e) Find that the recommended actions are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302, which consists of the replacement or reconstruction of an existing facility. The proposed Project involves construction activities to replace or reconstruct of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This Project qualifies for the exemption per section 15302(b)(c), and the requirements are met.

Summary Text:

The recommended Board action is to award the Contract, which is to be funded with proceeds from an Insurance Claim for General Services Project No. 21062 with Diani Building Corp., for the rebuild of the U.S. Forest Service building apparatus located on County-owned property at the Santa Ynez Airport. The existing U.S. Forest Service Building was significantly damaged by a structure fire on March 3, 2022. The Project will rebuild a like-for-like building apparatus for the U.S. Forest Service to replace the structure that was lost during the fire. At this time, the bidding phase is complete and General Services is prepared to award the Contract to Diani Building Corp. as the lowest responsive and responsible bidder.

Background:

The United States Forest Service leases a building from the Santa Ynez Valley Airport Authority (SYVAA) at the Santa Ynez Valley Airport for the U.S. Forest Service Los Padres Forest Santa Ynez Station. This facility is located on County-owned land, and the County of Santa Barbara provides insurance coverage for the facility under the lease agreement with the SYVAA. The building is an approximately 7,400 square-foot commercial structure, divided into two areas with a fire rated separation. The South portion of the structure consists of a 2,800 square-foot office space, and the North portion is a 4,600 square-foot apparatus bay. The apparatus bay was constructed in 1962 and is steel framed, with a metal exterior and a metal roof on a concrete foundation. Shortly after 1:00 AM on March 3, 2022, the apparatus bay was engulfed in flames, completely destroying the apparatus bay portion of the structure. The apparatus bay included a bathroom, kitchen, and locker rooms, which were a complete loss. Insurance requires a like-for-like replacement of the facility. The General Services Department is assisting in the rebuild and restoration of the building. There are no identified or mapped environmental sensitive areas on the site.

On April 4, 2023, the Board authorized the Director of General Services to execute a Professional Services Agreement (PSA) with 19six Architects, located in Santa Barbara, California, to provide professional design and construction administration services for the Project.

In May 2024, General Services conducted local vendor outreach efforts to solicit interest in participating in bidding for the project. On June 10, 2024, General Services received one (1) sealed bid from Diani Building Corp., a Santa Maria, California based company, with a bid of \$1,457,000.00 (“Bid”). Staff has reviewed the Bid, has determined the Bid to be responsive, and recommends that the Board award the Contract to Diana Building Corp. General Services believes that the bid reflects the scope of work outlined in the construction documents.

The services covered by the contract are funded by insurance claim proceeds and payments will be made as expenses are incurred and approved for reimbursement by the carrier. The work is necessary to rebuild

the facility that was lost during the fire incident and restore the operation of the U.S. Forest Service Los Padres Forest Sana Ynez Station.

California Environmental Quality Act (CEQA) Documentation:

A CEQA statutory exemption was approved by the Board for this project on April 4, 2023, and a Notice of Exemption (NOE) has been filed. A copy of the filed NOE is included as Attachment 2. A CEQA categorical exemption is applicable based on the Project description and within the scope of 15302 Replacement or Reconstruction of an Existing Facility. The Project involves construction activities to replace or reconstruct an existing facility, consistent with subsection (a,b,c or d) which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure being replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent. (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding. This Project continues to meet the determination per section 15302(b)(c) and the requirements are met.

Fiscal and Facilities Impacts:

Budgeted: The County received \$599,360 for the initial emergency repairs of the U.S. Forest Service building project from the insurance provider which was budgeted with Budget Revision BJE-0008793. Additional insurance proceeds for the construction phase are included in the attached Budget Revision Request BJE-0010038, captures the remaining project cost of \$1,457,000 for the construction phase.

Fiscal Analysis:

Funding Source-Insurance Proceeds	FY 2023-24 thru FY 2024-25 Cost	Total One-Time Project Cost
Emergency Repairs	\$ 291,938.00	\$ 291,938.00
Facility Rebuild-Design/Construction Admin	\$ 307,422.00	\$ 307,422.00
Subtotal	\$ 599,360.00	\$ 599,360.00
Construction - Diani Building Corp.	\$ 1,457,000.00	\$ 1,457,000.00
Total	\$ 2,056,360.00	\$ 2,056,360.00

Fiscal Narrative:

The project is funded with proceeds from an Insurance claim for General Services project number 21062 with Diani Building Corp. for the rebuild of the U.S. Forest Service building apparatus located on County-owned property at the Santa Ynez Airport. The Scope of work has been approved by the insurance provider and agreed upon project costs will be reimbursed through the property insurance claim after the final review of the schedule of values upon contract award. The total project cost is estimated at \$2,056,360, to be spent by the end of FY 2024-25. The emergency repairs and design phase, totaling \$599,360, are funded by insurance claim proceeds held in the Capital Outlay Fund 0030. Additional funds for the construction

phase, estimated at \$1,457,000, will also come from the insurance claim. This construction project is accounted for in the Capital Outlay Fund 0030, Dept. 063, Account 8200, Program 1930, Project 21062.

Key Contract Risks:

Insurance proceeds are pending payment from the provider and until payment approval is finalized is subject to modifications. The project complies with codes, regulations, requirements of other authorities having jurisdiction, and the approved construction documents.

Special Instructions:

Please email the following items to Fernando Orta in the General Service Department, forta@countyofsb.org:

- 1) One (1) copy of the Minute Order
- 2) One (1) copy of the executed Construction Agreement

Attachments:

1. Attachment 1 – Agreement for Construction for County Project No. 21062
2. Attachment 2 – CEQA Notice of Exemption
3. Attachment 3 – Budget Revision Request BJE-0010038

Authored by:

Fernando Orta, Project Manager, General Services – Capital Projects