



**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

2010 MAY 13 PM 3:30

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

**Department Name:** General Services  
**Department No.:** 063  
**For Agenda Of:** May 25, 2010  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Bob Nisbet (560-1011)  
Director(s) *Robert Nisbet*  
Contact Info: Paddy Langlands, Assistant Director (568-3096)

**SUBJECT:** Clerk Recorder Assessor Election Division Consolidation Project #8685, Phase IB –  
4440 Calle Real, Santa Barbara  
Construction Contract Amendment No. 1  
2<sup>nd</sup> Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- A. Authorize the Chair to execute the attached Amendment No. 1 to the contract with Ardalan Construction, Inc. for Phase IB of the Clerk Recorder Assessor Election Division Consolidation Project (Project #8685) located at 4440 Calle Real, Santa Barbara, in the amount of \$42,638 for a total amended contract amount of \$134,138.
- B. Re-authorize the Director of General Services or his designee to approve additional changes to the contract of an amount not to exceed 10% of the original contract amount, or \$9,150 for this contract.

**Summary Text:**

The County of Santa Barbara entered into a contract in the amount of \$91,500 with Ardalan Construction, Inc. on January 5, 2010 to perform maintenance alterations to 6,000 square feet of the lower level of the County-owned building located at 4440 Calle Real in Santa Barbara, including removal of non-load bearing walls, flooring replacement, paint, and electrical and data wiring.

Amendment No. 1 will modify the contract with Ardalan Construction, Inc. in the amount of \$42,638 to provide for architectural, electrical, plumbing, flooring and ceiling revisions necessitated in the majority by unforeseen conditions. Amendment No. 1 will not increase the over project budget.

**Background:**

The Veterans Administration Building located at 4440 Calle Real, Santa Barbara, is a 24,000 square foot county owned facility built in 1967 on the Calle Real Campus. In 2005 the US Federal Veteran's Administration vacated all but approximately 6,000sf on the upper level of the building, and continues to serve as an outpatient clinic. Since that time most of the building has remained vacant and several options have been studied for how best to use the building including possible use as an interim Emergency Operations Center (EOC). It was subsequently determined that the space would adequately serve the needs of the Clerk Recorder Assessor's (CRA) Elections Division and allow consolidation of staff and operations presently housed within 3 different facilities including leased space.

The consolidation project for CRA Elections Division is comprised of two construction phases, Phases I and II, with Phase I encompassing two sub phases, Phases IA and IB. Phases IA and IBs project costs total \$500,000, and Phase II project costs are estimated to cost \$1,100,000, for an overall project cost of \$1,600,000, which is consistent with the CaLease loan amount approved by the Board on September 15, 2009. Phase IA of this project was completed in 2009 and accomplished repairs to the existing space within the Veteran's Clinic to allow it to serve as a ballot storage room including removal of built in casework, addition of an FM-200 fire suppression system, and general maintenance. Phase II will repair the remainder of available square footage on the 1st floor of the Vets (approximately 6,000sf), and approximately 6,000sf of the 2nd floor, and will also prepare the building for the installation of an emergency generator automatic transfer switch, installation of a card reader access system, a security camera system and relocation of the existing server.

On January 5, 2010, the County of Santa Barbara entered into a construction contract in the amount of \$91,500 with Ardalan Construction, Inc. to perform Phase IB of the project, the subject of the recommended Board action herein. This phase involves repairs to the northern 6,000sf of the lower level of the building including carpet replacement, demolition of select non-load bearing partitions, paint, and distribution of data and telephone to serve as the county's Vote by Mail Processing facility (note: In the past this function was performed in leased space at an annual cost of about \$200,000/year). This Amendment No. 1 to the construction contract will amend the contract in the amount of \$42,638, for a total contract amount of \$134,148 and will allow for added flooring due to asbestos abatement, revised wall framing and plumbing due to active water lines running to upper floor and removal of hallway drinking fountain, additional electrical work for revised modular furniture plan and added outlets, related finish work, and installation of new ceiling tiles.

Amendment No.1, while increasing the amount of the construction contract for Phase IB with Ardalan Construction, Inc., will not increase the overall project budget for Phases I and II of project since the construction bids for both Phases I and II came in significantly below the original construction estimates. The overall budget for project Phases I and II remains at \$1,600,000.

**Performance Measure:**

General Services anticipates that construction can be completed in June of 2010.



**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
Phases IA and IB - CaLease loan	\$ 500,000.00		\$ 500,000.00
Phase II - CaLease loan	\$ 1,100,000.00		\$ 1,100,000.00
Total	\$ 1,600,000.00	\$ -	\$ 1,600,000.00

**Narrative:**

The total cost of the project is estimated to be \$1,600,000, including construction and related soft costs for Phases IA, IB and II. Phase II is estimated to cost \$1,100,000, and Phases IA and IB are estimated to cost \$500,000. All project phases are budgeted, with \$704,350 of the funds being available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8685, and the remaining \$895,650 in funds being available as deposited with the Trustee as selected by the Clerk Recorder Assessor. On July 30, 2009, the Debt Advisory Committee (DAC) unanimously recommended that the Board of Supervisors consider financing Phase II of the project, with the annual payment being no more than the current payment being made for Election's space. The CaLease loan documents were approved by the Board on September 15, 2009, and proceeds were confirmed on deposit with the Trustee on December 3, 2009.

**Staffing Impacts:**

**Legal Positions:**

0

**FTEs:**

0

**Special Instructions:**

Please forward a copy of the Minute Order to: Jill Van Wie, General Services Department

**Attachments**

Construction Amendment #1: Three (3) Originals

**Authored by:**

Jill Van Wie, General Services Department, (805) 560-1079

VA BUILDING ALTERATIONS FOR ELECTIONS – PHASE 1B  
AUTHORIZED CONTRACT AMENDMENT  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT OF CONTRACT )  
WITH ARDALAN CONSTRUCTION COMPANY, INC. ) AMENDMENT NO. 1  
FOR THE VA BUILDING ALTERATIONS FOR ELECTIONS - )  
PHASE 1B, 4440 CALLE REAL, SANTA BARBARA, CA )

WHEREAS, the County of Santa Barbara (COUNTY) and ARDALAN CONSTRUCTION COMPANY, INC. (CONTRACTOR), 1459 Thousand Oaks Blvd., Suite G1, Thousand Oaks, CA 91362, entered into a contract dated January 5, 2010, for the amount of NINETY ONE THOUSAND FIVE HUNDRED DOLLARS (\$91,500) for the VA Building Alterations for Elections – Phase 1B, Project Number 8685, Santa Barbara California; and

WHEREAS, it has been deemed necessary by the County to make the following alterations known as Amendment No. 1, for a total of FORTY TWO THOUSAND SIX HUNDRED THIRTY EIGHT DOLLARS (\$42,638); and

WHEREAS, CONTRACTOR will perform the alterations stated in Exhibit “C” and attached hereto, for a total of FORTY TWO THOUSAND SIX HUNDRED THIRTY EIGHT DOLLARS (\$42,638) and a zero (0) calendar day time extension in the contract period.

NOW, THEREFORE, the Agreement is amended as follows:

Section 1:

Paragraph 5 of said Contract is hereby amended to read as follows:

5. PAYMENT

Subject to adjustments and liquidated damages, if any, as provided in the Contract documents, the full price to be paid to CONTRACTOR for satisfactory completion of all requirements of CONTRACTOR under the Agreement is the base amount of NINETY ONE THOUSAND FIVE HUNDRED DOLLARS (\$91,500), plus Amendment No. 1 for FORTY TWO THOUSAND SIX HUNDRED THIRTY EIGHT DOLLARS (\$42,638), for a total Contract amount of ONE HUNDRED THIRTY FOUR THOUSAND ONE HUNDRED THIRTY EIGHT DOLLARS (\$134,138) to be paid as provided for in the Contract Documents, i.e., on a monthly basis in an amount directly proportional to the percentage of completion of work. CONTRACTOR shall maintain and make available to COUNTY all books, papers, job descriptions, records, detail costs, estimates, subcontracts, and financial records related to or which arise out of work or under the terms or conditions of the Contract. The form of record keeping shall be subject to approval by COUNTY.

These books, papers, records, claims, and accounts shall be made available for examination during normal business hours by COUNTY or COUNTY's representative and shall be retained at CONTRACTOR's principal place of business in California for audit during normal business at such place for four (4) years after recording of Notice of Completion of Project. CONTRACTOR shall provide an office to enable COUNTY and COUNTY's representative to conduct such audit.

Section 2:

Paragraph 2 of the Contract is hereby amended by the addition of the following language:

2. WORK

Items of work to be performed by the CONTRACTOR shall include all items stated in "Exhibit C," incorporated by this reference and attached hereto.

Section 3:

This Amendment, along with the consent of the CONTRACTOR attached hereto, shall constitute a contract between the County and Ardalan Construction Company, Inc. All other sections of the Agreement between the parties shall remain in full force and effect.

Original Contract amount	<u>\$91,500.00</u>
Amount of Amendment No. 1	<u>\$42,638.00</u>
Total Contract amount after Amendment No. 1	<u>\$134,138.00</u>
Construction Start Date	January 20, 2010
Original Contract duration (in calendar days)	Ninety (90)
Total number of days extension, Amendment No. 1	Zero (0)
Revised Contract duration (in calendar days)	Ninety (90)
Contract Completion Date	April 20, 2010

Dept 063    Fund 0030    Program 1930    Account 8700    Project 8685



We hereby consent to the above and agree to the alterations as set forth in said Amendment in the manner and for the amount as indicated.

Dated this 18<sup>th</sup> day of May, 2010

**“CONTRACTOR”:**

ARDALAN CONSTRUCTION COMPANY, INC.

  
Mozafar Ardalan  
President

Address: 1459 Thousand Oaks Blvd #G1  
City/State/Zip: Thousand Oaks, CA 91362  
License #: 893121  
IRS#: 95-4847923

**“COUNTY”**

County of Santa Barbara

**ATTEST:**

MICHAEL F. BROWN  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy Clerk of the Board

By: \_\_\_\_\_

CHAIR, BOARD OF SUPERVISORS  
County of Santa Barbara

**APPROVED AS TO FORM:**  
DENNIS A. MARSHALL,  
COUNTY COUNSEL

By:   
Deputy County Counsel

**APPROVED AS TO ACCOUNTING FORM:**  
ROBERT W. GEIS, CPA  
AUDITOR-CONTROLLER

By:   
Deputy Auditor-Controller

**APPROVED AS TO FORM:**  
RAY AROMATORIO  
RISK PROGRAM ADMINISTRATOR

By: 

**VA BUILDING ALTERATIONS FOR ELECTIONS – PHASE 1B  
PROJECT NO. 8685  
AMENDMENT NO. 1**

**EXHIBIT “C”**

<b>Scope of Work Modifications – per Construction Change Authorization dated March 18, 2010</b>		
1.	Install VCT in Room 104 not shown on plan and Room 105 due to necessary abatement work, and install carpet tiles in-lieu-of VCT in room 102 per request of Owner. (COR1)	\$ 4,826.55
2.	Install new chase wall for existing waste line in Room 115. Line was scheduled to be terminated per plan; however, waste line serves the active VA Clinic on the upper floor and cannot be removed. (COR2)	\$2,899.02
	<b>TOTAL – CCA #1:</b>	<b>\$7,725.57</b>
<b>Scope of Work Modifications – per Construction Change Authorization dated April 30, 2010</b>		
1.	Room 104: Revised wall framing due to overhead anchoring conflict, and installation of two new light fixtures due to existing light being one 8' light (COR3).	\$ 2,194.32
2.	Coring of concrete, installation of conduit sleeves, and fireproofing for low voltage contractors at 8 locations (COR4).	\$ 3,687.05
3.	Ceiling removal for low voltage access as needed (COR5).	\$ 3,181.06
4.	Removal of wall cabinets and install new electrical outlet in Room 146 not shown on plan, and remove wall clock in Room 105 (COR6).	\$ 851.72
5.	Relocation and addition of outlets in Rooms 115 and 146 to accommodate revised modular furniture plan, and install conduit in ceiling in-lieu-of utilizing existing floor box in Room 146 due to demo'd wiring/wall condition (COR7).	\$ 1,165.50
6.	Cut wall fabric, mud and sand for smooth finish at corridor ramp area, replace door in Room 103 with existing door from demo'd area for better fit, and install U-vent caps for two demo'd sinks in Room 115 (COR9).	\$ 1,146.61
7.	Touch-up paint for surface mounted conduit installed in Room 105 (per COR16), and Room 101 touch-up after painting complete (COR10).	\$ 1,016.02
8.	Remove and replace anti-slip strips at tile ramp in corridor (COR11).	\$ 750.00
9.	Remove existing water fountain and patch & paint wall in corridor (COR12).	\$ 728.99
10.	Installation of missing Walker duct covers (COR13).	\$ 1,092.00
11.	Coordination and installation of revised dummy hardware (COR14).	\$ 1,671.61
12.	Additional labor and material to reframe existing furred out wall for new door frame installation, and cut and re-install ceramic base tiles not shown on plan (COR15).	\$ 829.77
13.	Install surface mounted 3-way light switch in Room 105 near new door; not shown on plan, and adjust existing door fire sweep to Room 101 due to drag on newly installed carpet (COR16).	\$ 1,300.02
14.	Credit for unused raceway in Room 115 due to placement of modular furniture per COR7 (COR17).	(\$ 910.00)
15.	Connect electrical to Owner supplied modular furniture in Room 115 (COR18).	\$ 1,207.50
16.	Reinstall 1,000sf of ceiling tiles @ \$15/sf per base contract (COR19).	\$15,000.00
	<b>TOTAL – CCA #2:</b>	<b>\$34,912.17</b>
	<b>TOTAL – AMENDMENT ONE:</b>	<b>\$42,637.74</b>