



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: April 14, 2015
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required:

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director (560-1011)
Contact Info: Greg Chanis, Assistant Director (568-3096)
SUBJECT: New Cuyama Pool Incident Reconstruction Project #8736
Permission to Bid; First Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: Risk Management, CSD

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

1. Authorize the Director of General Services to advertise for construction bids for the New Cuyama Pool Incident Reconstruction Project #8736 on the basis of the plans and specifications for the project on file with the General Services Department; and
2. Determine that the proposed project was found by your Board to be exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 on October 15, 2013, and that a Notice of Exemption was filed on that basis, and that the above actions are within the scope of that Notice of Exemption.

Summary Text:

The Joseph Centeno Cuyama Pool and Aquatics Complex was completed in 2009, and includes a 25 meter pool, a wading pool, and a small building containing restrooms, outdoor showers, and the pool mechanical rooms. In October 2012, the complex experienced a sink event causing damage to the pools, deck areas, and the building. General Services has been working with the Community Services Department and the County's insurer in redesign efforts with the goal of a redesign and reconstruction project to enable the facility to reopen in the future.

In November of 2014, the Board approved the award of the Professional Services Agreement to proceed with the planning and design of the New Cuyama Pool Incident Reconstruction Project. At this time, the design is substantially complete and General Services is prepared to bid the project. With approval of the authorization to bid the project, General Services expects to return to the Board with a recommendation and request to award a contract this summer, and complete construction in late 2016-early 2017.

The request of Board approval to award a contract will be contingent upon insurance's approval of the final repair plan, and commitment to fund the total project budget.

Background:

On October 14, 2012, witnesses noticed evidence of a sink event affecting the Cuyama pool complex. Immediate action was taken to mitigate further damage, and ensure public safety by closing the facility until further notice. Damage was observed at the wading pool and surrounding areas of the deck, and exploratory demolition revealed voids beneath the deck, and damage to the underground piping. An investigative phase commenced, and was completed in 2013. In addition to partial demolition to expose utilities, several soil borings were taken in areas surrounding the site. The results confirmed the presence of hydrocollapsible soils.

With the insurer in receipt of the report and accepting the claim, staff was able to enter into the preliminary design phase, which was completed in 2013. In contrast to earlier hopes that a repair to sections of the larger pool could be accomplished piecemeal, later findings lead the investigative team to recommend both the wading pool and large pool, in addition to the decks and infrastructure, be replaced. Staff has been working diligently with the County's insurer in securing a commitment to fund the expanded repair scope prior to awarding a construction contract.

General Services enlisted Ravatt, Albrecht & Associates, an Architectural and Engineering firm, to design the reconstruction. The design for this project is now substantially complete and General Services is preparing to move into the bidding phase of the project.

With approval of the recommendations, General Services may begin the process of bidding the project, with the timeline indicating construction completion in late 2016-early 2017. Although the current engineer's cost estimate supports bids within the total project budget of \$2,040,000, staff will be prepared to make recommendations on any further contingencies that may be required to mitigate potential risks of unforeseen conditions during construction.

Risk

The total cost of the original Aquatics Complex was \$2.4M, with \$2M funded by general fund, and the remaining \$.4M funded through Community Development Block Grants (CDBG). Those grants place restrictions on using a CDBG funded facility for purposes other than those intended in the original project scope, thus placing the County at risk of repayment of CDBG funds to HUD in the event the complex were not to be rebuilt, and if there is no other use of the property that qualifies as meeting one of the national objectives under the CDBG regulations (See 24 CFR 570.505). The risk of having to repay the CDBG funds would only arise if the County was reimbursed by the insurer, but did not use the funds to rebuild the pool or for another eligible project.

In addition, the consultants are not responsible for any existing defects in the portions of the project that were previously designed and constructed by others and that are to remain in place.

CEQA:

Based on scope of replacing existing components of the Joseph Centeno Aquatics Complex Cuyama Pool, a categorical exemption was filed for the proposed project pursuant to State CEQA Guidelines Section 15301(b), (c); accepted by the Board on October 15, 2013.

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>
Insurance reimbursement	\$ 232,104.00		\$2.04M
Total	\$ 232,104.00	\$ -	\$2.04M

Narrative:

The County has received \$1,359,279 to date from insurance, which includes reimbursement for expenditures already incurred, projected redesign costs, and a partial payment towards construction. To date, approximately \$310,000 has been expended on services associated with the investigation, project management, soil reports, and design. Projections indicate the total project costs to be in the range of \$2.04M. Staff will collaborate with the insurance carrier and Risk Management to secure additional reimbursements as the project costs are realized.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please forward one copy of the minute order to Todd Morrison, General Services Department - Support Services Division, Courthouse East Wing.

Attachments:

CEQA Exemption

Authored by:

Todd Morrison, Project Manager