



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

Departments Name: General Services  
Department No.: 063  
For Agenda Of: November 1, 2011  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from: N/A  
Vote Required: 4/5<sup>ths</sup>

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**TO:** Board of Supervisors  
**FROM:** General Services Bob Nisbet, Director (805) 560-1011  
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096  
**SUBJECT: Lompoc Veterans Memorial Building Electrical Upgrades; Project # 8693**  
**100 E. Locust Ave., Lompoc, CA**  
**Amendment #3; Fourth Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:**

As to form: Risk Management

**Recommended Actions:**

That the Board of Supervisors:

- A. Authorize the Chair to execute Amendment No. 3 to the contract with Native Electrical Construction, Inc. for the Lompoc Veterans Memorial Building Electrical Upgrades project in the amount of \$79,677.79 upon return of the Contractor's executed contract documents and the review and approval of County Counsel, Auditor-Controller and Risk Manager or their authorized representatives for a total amended contract amount of \$311,678.08.

**Summary Text:**

On June 7, 2011, the Board of Supervisors awarded a \$196,135 contract to Native Electrical Construction, Inc. for construction of the Lompoc Veterans Memorial Building Electrical Upgrades. On October 4, 2011, the Board of Supervisors approved Amendments No. 1 and No. 2 to increase the contract amount by at total of \$30,407.93 for replacement of damaged lead wiring, installation of missing grounding, installation of occupancy sensors and modifications to panels. Amendment No. 3 in the amount of \$79,677.79 would provide for the replacement of additional damaged lead wiring and installation of missing ground wiring to bring panels and associated outlets and switches up to current Electrical Code standards. A 4/5<sup>ths</sup> vote by the Board of Supervisors is required because the

Amendment exceeds 10% of the original contract amount. If the recommendation is adopted, the new contract amount with Native Electrical Construction, Inc. will be \$311,678.08. The recommended action does not require additional funding.

**Background:**

The 4<sup>th</sup> District Supervisorial office, along with the Lompoc Veterans Memorial Building Foundation and the General Services Department are working collaboratively to restore the Lompoc Veterans Memorial Building (LVMB). On September 10, 2007 a condition assessment of the LVMB was completed by a local architect. The assessment identified areas of the LVMB that were in need of improvement and repair, including upgrading electrical components such as installation of new panels, wiring, lighting, outlets, emergency exit signs, and a fire alarm system. This project will serve to upgrade the electrical system as part of the overall effort to provide a more desirable and safe building for local functions, as well as increase the rental opportunities of the building. Construction costs, while originally estimated to be \$220,000, are now estimated at \$320,000, with a total project cost of \$445,000. The project is currently under construction, and is funded in part by a Community Development Block Grant (CDBG) and in part by a U.S. Department of Housing and Urban Development (HUD) Special Project Grant Secured by General Services on January 20, 2009.

The construction contract awarded to Native Electrical Construction, Inc. was for the amount of \$196,135. Amendment No.1 in the amount of \$13,407.93 was approved by the Board on October 4, 2011 and ratified the changes to the contract amount made by the Director of General Services, or designee, by authority granted to the Director pursuant to Public Contract Code 20142. These changes included the installation of missing grounding and conduit, replacement of damaged lead wire, installation of occupancy sensors and modifications to panels. Amendment No. 2 in the amount of \$17,000 was also approved by the Board on October 4, 2011 to replace 1,000 linear feet of damaged lead wiring.

Amendment No. 3 would increase Native Electrical Construction, Inc.'s contract by \$79,677.79 to replace 8,678 linear feet of damaged lead wiring and install 4,478 linear feet of missing ground wiring at panels A1, B and C to bring these panels and associated outlets and switches up to current Electrical Code standards. Most of the lead wiring contains splices that are not up to current Electrical Code standards, and while installation of grounding was not a common practice when the electrical was originally installed in the 1930's, the current Electrical Code requires that ground wires be installed. The unit price to replace lead wiring was \$17 per linear foot per Native Electrical Construction, Inc.'s bid, but we have negotiated a reduced rate of just over \$7 per linear foot to accommodate the extensive amount of wire replacement. Because this change exceeds 10% of the original contract amount, California Public Contract Code requires a 4/5<sup>ths</sup> vote of approval by the Board of Supervisors.

The revised contract amount to Native Electrical Construction, Inc. inclusive of Amendment No. 1, No. 2 and No. 3 is \$311,678.08.

**Performance Measure:**

With approval of the recommended actions, General Services anticipates substantial completion by December, 2011.

**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>
CD Block Grant through HCD	\$ 309,545.00		\$ 309,545.00
HUD Grant B-09-SP-CA-0208	\$ 135,455.00		\$ 135,455.00
<b>Total</b>	<b>\$ 445,000.00</b>	<b>\$ -</b>	<b>\$ 445,000.00</b>

**Narrative:**

Construction for this project is estimated to cost \$320,000 with a total project cost of approximately \$445,000. \$309,545 of CDBG funding was secured by Housing and Community Development on March 15, 2010. The remaining \$135,455 is part of an \$807,500 HUD Special Projects Grant secured by General Services on January 20, 2009. The funds are available through reimbursement to Fund 0030, Department 063, Program 1930, Account 8700, Project 8693.

**Staffing Impacts:**

**Legal Positions:**

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**FTEs:**

0

**Special Instructions:**

Please send a copy of the minute order to Jill Van Wie, GS Support Services Division, Courthouse East Wing.

**Attachments:**

1. Copy of Amendment #3 to Native Electrical Construction, Inc., to be processed per recommendation.

**Authored by:**

Jill Van Wie, General Services