



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

<b>Department Name:</b>	General Services
<b>Department No.:</b>	063
<b>For Agenda Of:</b>	November 29, 2022
<b>Placement:</b>	Administrative
<b>Estimated Tme:</b>	N/A
<b>Continued Item:</b>	No
<b>If Yes, date from:</b>	N/A
<b>Vote Required:</b>	Majority

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**TO:** Board of Supervisors  
**FROM:** General Services Janette D. Pell, Director (805-560-1011)  
Contact Info: Patrick Zuroske, Assistant Director (805-568-3096)  
**SUBJECT: Santa Barbara GS, Sheriff, Main Jail Elevator Repair Project #21017, Second District, Award Construction Contract**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Recommended Actions:**

It is recommended that the Board of Supervisors:

- a) Approve the specifications for Santa Barbara Sheriff, Main Jail Elevator Repair Project #21017 (“Project”) on file in the General Services Capital Projects office; and
- b) Award, approve, and authorize the Chair (i) to execute the attached contract (“Contract”) for the Project in the base amount of \$186,250.00, to modernize existing controls, pump unit, cartop, cab, car and hall door, and pit equipment of the Central jail elevator; and (ii) to execute alternate bids of \$196,495.00 to modernization of Northwest jail elevator, and \$18,000.00 for new hoist way doors for both Central and Northwest jail elevators, for a Contract total of \$400,745.00. The lowest responsible bidder for the Project is Urban Elevator Service CA LLC (“Urban Elevator Service”), subject to the provisions of the documents and certifications as set forth in the specifications applicable to the project located at the Main Jail, 4436 Calle Real Santa Barbara, CA, 93110;

- c) Authorize the Director of General Services to approve change orders to the Contract in an amount not to exceed \$32,537.00, as authorized under California Public Contract Code Section 20142; and
- d) Determine that the proposed actions are exempt under the California Environmental Quality Act (CEQA) pursuant to sections 15301, subdivision (a), and 15302 of the CEQA Guidelines, because the Project is a minor alteration to a public structure involving negligible or no expansion of existing or former use and the replacement of existing equipment; and direct staff to file a Notice of Exemption on that basis.

**Summary Text:**

These recommended actions include the award of the Contract to the lowest responsible bidder, Urban Elevator Service, for the Project to modernize existing controls, pump unit, cartop, cab, car and hall door, and pit equipment of the Central Jail elevator. Modernization of the Northwest elevator and new hoist way doors for both are Bid Alternates. All work on the Project will be required to meet current code compliance. At this time, the bidding phase of the Project is complete and General Services is prepared to award the Contract to the lowest responsive bidder, Urban Elevators Service. The Project budget is included in the FY 2022-23 Capital Outlay Fund (Fund 0300).

**Background:**

The Main Jail Central and Northwest elevator equipment is beyond its useful life and is in need of repair or replacement. Facilities Maintenance has responded to numerous work orders to repair elevator issues. This Project will modernize existing elevator controls, pump unit, cartop, cab, car and hall door, and pit equipment and new hoist way doors will be installed. All work will be required to meet current code compliance and safety standards.

General Services released bid documents for the Project on Public Purchase on August 19, 2022. A mandatory job walk was held on August 29, 2022, with proposals due and received on September 22, 2022. Three contractors responded to the RFP, including a bid for \$345,074.00 from Next Level Elevator, and one for \$361,467.00 from Republic Elevator Company.

Staff has reviewed the bids and determined that the lowest responsible bidder is Urban Elevator Service, with a bid of \$400,745.00. Although the bid totals for the other two contractors appear to be lower than the Urban Elevator Service bid, the other two bids were rejected as unacceptable for reasons including: failure to price all of the bid alternates, exclusion of a significant amount of the required scope of work, and unacceptable requests to modify the contract language.

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY 2022-23 Cost</u></b>	<b><u>Annualized On-Going Cost</u></b>	<b><u>Total One-Time Project Cost</u></b>
Fund 0030 - Capital Outlay Fund	\$400,745.00	-	\$400,745.00
Change Orders	\$32,537.00	-	\$32,537.00

**Fiscal Narrative:**

**Budgeted:** Yes. The funding for this Contract is included in the FY 2022-23 Approved Budget.

This Project was funded as part of the FY 2022-23 Capital Improvement Program (CIP), and funds are budgeted and available in Fund 0030, Department 063, Project 21017. The funding source for this Project is from the American Rescue Plan Act (ARPA) grant.

**Key Contract Risks:**

Supply chain delays and limitations could impact the overall Project duration.

**Special Instructions:**

Please send one (1) copy of the Minute Order, and (2) duplicate executed originals of the Construction Contract to Elizabeth Villatoro, GS Capital Projects, 1105 Santa Barbara Street, East Wing, 2<sup>nd</sup> Floor, Santa Barbara, Ca. 93101.

**Attachments:**

1. Attachment 1 – Construction Contract and Contract Forms
2. Attachment 2– Notice of Exemption (NOE) - CEQA

**Authored by:**

Elizabeth Villatoro, Sr. Project Manager, General Services – Capital Projects