

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 11/20/02
Department Name: General Services
Department No.: 063
Agenda Date: 12/3/02
Placement: Administrative
Estimate Time: N/A
Continued Item: No
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF CONTACT: Bob Nisbet, Capital Project Manager (560-1011)
Facilities Services Division/County Architect

SUBJECT: District Attorney Building, Project F02001/8615
1st Supervisorial District

Recommendations:

That the Board of Supervisors:

- A. Award a Construction Contract in the amount of \$4,963,000, to Carroll Construction Company, Inc., a local contractor, 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;
- B. Authorize the Chair to execute the Construction Contract 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;
- C. Authorize the Director of General Services to approve change orders in the aggregate amount of 10% of the contract amount.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.

Subject: District Attorney Building, Project F02001/8615
1st Supervisorial District
Agenda Date: December 3, 2002
Page 2

Executive Summary and Discussion:

The proposed District Attorney Building Project is a 28,000 square foot 4-story building for the entire District Attorney staff in the south county. The project will be located on a parcel that is currently an existing County parking lot and a small building for the Sheriff Civil Division. This parcel is located at 1122 Santa Barbara Street across from the east wing of the County Courthouse. The building and the parking lot will be demolished and the Sheriff Civil Division will be relocated to the space where the District Attorney currently resides in the east wing of the Santa Barbara County Courthouse. The parking lot was historically used for juror parking. On October 21, 2002, 30 spaces were made available in the County's Garden Street parking lot for juror parking so that this lot could be demolished to make way for the new District Attorney building.

There were 3 bids submitted for this project. Carroll Construction Company, a Santa Maria based company, is the apparent low bidder. Carroll's bid has been deemed a *responsive* bid, and in accordance with the contract requirements. Further, Carroll Construction Company has been deemed to be a *responsible* company capable of performing this contract and their bid is within the construction budget for the project.

There were several bid alternates included with the bid price for this building. One of the alternates is to install a ground loop heating and air conditioning system (HVAC). A ground loop HVAC system is a series of pipes underneath the building that extend up to 400 feet below the surface of the earth. Water runs through the pipes and takes advantage of the earth's heat to heat and cool the building. This heating system is somewhat new in Santa Barbara but has been used extensively elsewhere. The system is much more efficient than conventional systems and would save in operational costs in the long run. The Architect has estimated that the system has a life cycle costing payback of 12-15 years when you compare the utility savings to the additional cost to install the system.

The system would add approximately \$385,000 to the cost of the construction contract. Unfortunately, there is not enough money in the project budget to add this system so it will not be included as a part of the project. This is an example of how we need to make prudent financial decisions based upon our limited financial resources. We will continue to attempt to incorporate these types of design elements into future project while always striving to achieve them within our given budget. In this case, we have applied for a \$250,000 grant for the ground loop system and if we receive this grant prior to groundbreaking, we could still possibly add this alternate by change order.

Mandates and Service Levels:

No change in service level.

Subject: District Attorney Building, Project F02001/8615
1st Supervisorial District
Agenda Date: December 3, 2002
Page 3

Fiscal and Facilities Impacts:

Although the bid is within 5% of the architect's estimate, given the need for a 10% construction contingency and a reasonable furniture allowance, the project budget would be more comfortable if it were increased by \$100,000. The current project budget is \$6,100,000. The District Attorney has come up with the additional \$100,000 from one-time revenues received from a civil settlement and is in the process of transferring the funds in order to increase the budget to \$6,200,000.

The \$6,100,000 is being funded with Certificates of Participation (COPs). The COPs will be paid back over a 20-year term using Criminal Justice Facility Funds. Funds for the current fiscal year have been appropriated and are available in Fund 0030 Department 063, Account 8200, Program 1930, Project 8615. It is shown in the Department Summary as *Capital Improvements* on page D-342 of the Santa Barbara County Budget for FY 2002-2003.

Upon completion of this building, an additional 28,000 square feet of office space will be added to the county's maintained building program. The annual maintenance costs for this building are estimated to be \$134,400, for which funding has not been identified to date.

Special Instructions:

Upon Board approval, the Clerk should forward a Minute Order to Bob Nisbet, Facilities Services Div., Courthouse, 2nd Floor Annex.

(The original and duplicate original contract will be presented for the Chair's approval signature upon submittal of contractors' required bonds and insurance certificate pursuant to the conditions of the contract.)