

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: 12/6/05
Department Name: General Services
Department No.: 063
Agenda Date: 1/3/06
Placement: Administrative
Estimate Time: N/A
Continued Item: No
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director
General Services Department

**STAFF
CONTACT:** Grady Williams, Project Manager (568-3083)
General Services Department

SUBJECT: Santa Maria Animal Services Shelter
Project # T03011/8625
5th Supervisorial District

Recommendations:

That the Board of Supervisors approve the Notice of Completion for the Santa Maria Animal Services Shelter, Project #8625, located at 548 W. Foster, Santa Maria.

Alignment with Board Strategic Plan:

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

Executive Summary and Discussion:

The County of Santa Barbara entered into a contract with Morrissey Construction Company, Inc. on February 17, 2004, to construct an approximate 17,577 square foot one-story animal shelter with a 2,589 square foot interior court for a total area of 20,166 square feet on approximately 5 acres of land. Based on the site plan, the Animal Shelter includes areas for up to 70 visitors, 12 shelter staff, 5-20 volunteers, 114 cats, 79 dogs, and an area for other small domesticated animals. A veterinarian clinic and surgical suite includes a reception area for the public, an infirmary, and a quarantine area. The public area includes an interior yard for 12 people to interact with dogs, a visitation lounge for cats, a classroom for 42 people, a break room for 6 people, and public restrooms. The administrative area includes the Shelter Director's office, a volunteer office, and offices for clerical and field staff. There are also areas for stray animal drop-off, animal intake and registration, food preparation, animal grooming, laundry, euthanasia, and dead animal storage. The five-acre project site is part of the 90-acre County-owned parcel that houses a complex of County facilities known as the Foster Road Campus, located south of West Foster Road and surrounding California Boulevard, in the City of Santa Maria.

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The project was completed on November 1, 2005 for the total contract amount of \$3,771,839.00, which is inclusive of the original contract amount of \$3,785,460.00, less Amendment No. 1 in a CREDIT amount of \$13,626.00.

After a lengthy effort, staff has been unable to resolve a dispute with the contractor. Staff believes Contractor is liable for \$30,000 in liquidated damages for delay in contract completion by 30 days. Conversely, Contractor believes County owes him \$18,575 for extended overhead. Staff proposed settling the dispute by forgoing the liquidated damages if Contractor forgoes the extended overhead. Contractor has refused this offer and has stated intention to file a claim for the \$18,575. Given this, staff, in coordination with County Counsel, has withheld the liquidated damages amount of \$30,000 from the contractor's final retainage payment.

Mandates and Service Levels:

No change in service level.

Fiscal and Facilities Impacts:

The project cost has been covered by Department and General funds. About twenty-five percent of the project cost has been funded by private donations and grants. Money from the sale of County excess property on Graciosa Road and the existing shelter also helped fund the new shelter. Funds for the current fiscal year have been appropriated and are available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8625. It is shown in the Department Summary as *Capital Improvements* on page D-342 of the Santa Barbara County Budget for FY 2002-2003.

An additional 18,000 square feet general office facility space has been added to County's maintained building program. The maintenance, utility and janitorial costs for the Court facility are estimated at \$4.80 per square foot per year for a total annual cost of \$86,400.

Special Instructions:

Please send one copy of the Minute Order to Grady Williams, Office of the County Architect, 1105 Santa Barbara Street. Please also send the Notice of Completion to the Recorder for recordation with a copy to Grady Williams.