



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: November 4, 2014
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5^{ths}

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director (560-1011)
Contact Info: Greg Chanis, Assistant Director (568-3096)
SUBJECT: Main Jail Kitchen Renovation/Sewer Replacement Project #8720
Contract Amendment; Second District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management, Sheriff

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Authorize the chair to execute the attached Amendment No. 1 to the contract with Vernon Edwards Constructors, Inc. for the Sheriff's Jail Kitchen Sewer Replacement in the amount of \$59,771.97;
- b) Re-authorize the Director of General Services or designee to approve change orders in an amount not to exceed \$84,380.50, as authorized under California Public Contract Code Section 20142; and
- c) 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 13, 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.

Auditor-Controller Concurrence

As to form: Yes

Summary Text:

On September 2, 2014, the Board of Supervisors awarded a contract to Vernon Edwards Constructors (a local vendor) for construction of the Sheriff's Jail Kitchen Sewer Replacement. Construction is well underway, with completion remaining on schedule for completion in Spring of 2015. Amendment 1 reflects changes issued to date totaling \$59,771.97 ordered by the designee of the Director of General Services, under the authority granted by the Board on September 2, 2014 pursuant to California Public Contract Code section 20142. The additional work addresses unforeseen site conditions related the thickness of the existing slab within the kitchen. The new total contract amount with Vernon Edwards Constructors, Inc. is \$1,497,381.97. The recommended actions do not change the total cost of the project approved by the Board, but allow the Director of General Services or designee to authorize additional changes as may be necessary to address differing site conditions, and ensure construction can continue without interruption.

Background:

On September 2, 2014, the Board awarded a construction contract in the amount of \$1,437,610 to Vernon Edwards Constructors, Inc. for the Sheriff's Jail Kitchen Sewer Replacement Project. Construction is currently 15% complete, with demolition completed and sewer line and concrete work underway. The work is progressing per the schedule, reflecting completion by Spring of 2015. To date, General Services has issued two change orders totaling \$59,772 for additional concrete demolition and associated replacement due to the unforeseen site condition of an existing thick slab and mortar bed. Due to the age of the facility and limited as-built information, General Services expects additional work may be necessary to address the variance in existing conditions, including repairs to electrical conduits damaged during demolition of sections of the floor slab. Amendment 1 represents the changes issued by the Director of General Services' designee to date, and increases the contract with Vernon Edwards Constructors, Inc. to a total of \$1,497,382.

As is typical of construction contract awards, the September 2, 2014 Board action authorized the Director of General Services or designee to approve change orders pursuant to California Public Contracts Code Section 20142, in an amount not to exceed \$84,380.50. In light of the unforeseen conditions encountered, and in an effort to ensure construction can continue without interruption, staff recommends the Board approve Amendment 1 and re-authorize the Director of General Services or designee to approve change orders not to exceed \$84,380.50 in accordance with Public Contract Code Section 20142.

The recommendations do not impact the approved project budget, as sufficient contingency is already included in the total project budget. Staff will continue to keep the Board apprised of any significant changes that may exhaust the available contingency and impact the total project budget; currently \$2,075,000 inclusive of all soft costs.

CEQA:

Based on the maintenance and repair focused scope of the Main Jail Kitchen Renovation/Sewer Replacement Project 8720, a categorical exemption was filed for the proposed alteration project pursuant to State CEQA Guidelines Section 15301(a); 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>
COP	\$ 923,922.00		\$ 1,175,000.00
Aramark	\$ 600,000.00		\$ 600,000.00
Sheriff's Prop 172	\$ 300,000.00		\$ 300,000.00
Total	\$ 1,823,922.00	\$ -	\$ 2,075,000.00

Narrative:

The total project cost is funded by three (3) sources:

1. \$1,175,000 in Certificates of Participation (COP's) originally issued for the canceled Sheriff's Tech Services Building, and redirected towards this project by the Board on May 10, 2011 as a component of the "Project Substitutions for COP's Issued in 2005 and 2010".
2. \$600,000 from Aramark for the kitchen equipment and associated improvements.
3. \$300,000 funded by the Sheriff's Prop 172 funds.

Key Contract Risks:

Approval of the recommended actions will ensure the project can continue in accordance with schedule, and will mitigate the risk of contractor claims associated with demobilization/remobilization should construction halt as a result of differing site conditions necessitating additional work.

Staffing Impacts:

Legal Positions:

0

FTEs:

0

Special Instructions:

Please send two (2) duplicate originals of the Amendment 1 to the Vernon Edwards Constructors, Inc. Contract and one copy of the minute order to Todd Morrison, GS Support Services Division, Courthouse East Wing.

Attachments:

1. One (1) Original and two (2) duplicate originals of Amendment 1 to Vernon Edwards Constructors, Inc. Contract
2. Copy of Notice of Exemption

Authored by:

Todd Morrison, Project Manager