



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: September 7, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5^{ths} for Item A

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
**SUBJECT: Emergency Operations Center (EOC) Building Project #8666
2nd Supervisorial District**

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 the attached Amendment No. 3 to the contract with Melchiori Construction for the Emergency Operations Center (EOC) project in the amount of \$15,214.98 upon return of the Contractor's executed contract documents and the review and approval of the County Counsel, Auditor-Controller and Risk Manager or their authorized representatives for a total amended contract amount of \$4,232,610.88; **(4/5^{ths} Vote)** and
- B. Approve amendment #3 in the amount of \$6,491 to the Professional Services Agreement with the Austin Company for a total of \$576,309 inclusive of reimbursables to cover additional services associated with unforeseen conditions and construction issues; and
- C. Re-authorize the Director of General Services or his designee to approve individual change orders of an amount not to exceed \$150,000 for this contract.

Summary Text:

On January 5, 2010, the Board of Supervisors awarded a contract to Melchiori Construction (a local vendor) for construction of the Santa Barbara County Emergency Operations Center. At that time, the Board approved a total project cost of \$7,434,945 inclusive of construction, EOC systems, and non-construction components of the project. Amendment No. 3 will increase the contract amount by

\$15,214.98. This Amendment involves a discretionary change to the contract originally approved by the Board of Supervisors which exceeds \$6,500, thus requiring a 4/5th vote by the Board for approval. The change is discretionary because the work involves enhancements that are not required for completion of the project as originally designed. However, the change is for electrical related modifications consistent with the enhanced project scope presented to, and approved by, the Board as part of the \$7.4 million dollar total project budget. This contract Amendment, in addition to two previous Amendments, brings the total amended contract amount with Melchiori Construction to \$4,217,395.90. Amendment #3 to the Professional Services Agreement with the Austin Company in the amount of \$6,491 addresses additional services required to respond to unforeseen site conditions and construction issues. The recommended actions do not change the total cost of the project approved by the Board.

Background:

The Emergency Operations Center is under construction, with the foundation, structural steel, roof decking complete and interior framing and site work continuing. Overall construction is about 45% complete. The work is progressing per the revised schedule reflecting a March completion. In accordance with the revised policy, staff is recommending the Board adopt the recommended changes.

During the programming and design phases, General Services, in conjunction with the design team, interfaced with several departments and agencies in an effort to address all of the stakeholders needs within the approved budget. At the beginning of the project, budget finances did not allow inclusion of additional lighting at the west parking area, power and conduits for mobile units that may require access to utilities within the west parking area, infrastructure for future power at the east parking area and other electrical related minor modifications to the electrical scope associated with these and previously authorized changes. Staff has worked with the general contractor and his subcontractors in obtaining cost committed proposals (bids) for these items, and the inclusion of the work at this time can be accomplished without any changes to the overall approved project budget. Amendment No. 3 to Melchiori Construction would increase the contract by \$15,214.98. Because the change is discretionary and exceeds \$6,500, California Public Contract Code requires a 4/5ths vote of approval by the Board of Supervisors. Amendment No. 3 also ratifies Change Orders 3 thru 11 executed by the Director of General Services' designee, totaling \$97,298, issued to Melchiori Construction primarily for additional grading work due to unforeseen site soil conditions and minor changes resulting from errors and omissions, electrical infrastructure enhancements requested by IT, Verizon, and Southern California Edison.

All changes to date do not impact the approved project budget, as they were included as part of the original budget as a contingency item. The contract amount to Melchiori Construction inclusive of this and all previously approved changes is \$4,232,610.88.

Unforeseen site conditions encountered during construction have also resulted in additional fees for the design team; primarily the civil engineer and landscape architect. The recommendations will increase the Professional Services Agreement with the Austin Company by \$6,491, for a total amount of \$576,309.

Performance Measure:

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

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Narrative:

Funding is available in Fund 0030, Department 063, Account 8700, Program 1930, Project 8666.

Funding Sources	Current FY Cost:	Est. Annualized On-going Cost:	Total One-Time Project Cost
General Fund	\$	80,000	\$ 5,238,441
Aware & Prepare Initiative			\$ 2,025,000
OES Communication Fund Fees			\$ 171,504
Other:			
Total	\$ -	\$ 80,000	\$ 7,434,945

Staffing Impacts:

Legal Positions:

0

FTEs:

0

Special Instructions:

Please send one (1) duplicate original Amendment #3 to the Melchiori contract, one (1) duplicate original Amendment #3 to the Professional Services Agreement with the Austin Company, and one (1) duplicate of the minute order to Celeste Manolas, GS Support Services Division, Courthouse East Wing.

Attachments:

1. One (1) Original and one (1) duplicate original Amendment #3 to Melchiori Construction Co
2. One (1) Original and one (1) duplicate original Amendment #3 to the Professional Services Agreement with the Austin Company

Authored by:

Celeste Manolas, General Services