



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: May 17, 2022
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

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 Courthouse Project #19013 - Award Construction Contract for Phase One of the Roof Renovation and Envelope Restoration Project; First District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

It is recommended that the Board of Supervisors:

- a) Approve the plans and specifications for the Santa Barbara Courthouse Roof Renovation and Envelope Restoration Project on file in the General Services Capital Projects office;
- b) Approve and authorize the Chair to execute the attached construction contract in the base amount of \$2,000,993.00 to rehabilitate the Phase One portion of the Santa Barbara Courthouse roof and restore the exterior envelope and to execute an alternate bid of \$112,762.00 for cleaning the gutters of the entire building for a total of \$2,113,755.00 to the lowest responsible bidder, Plant Construction Company, L.P., subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project located at 1105 Santa Barbara Street, Santa Barbara, Ca, and as required by California Law;
- c) Authorize the Director of General Services to approve change orders in an amount not to exceed \$118,187.75 as authorized under California Public Contract Code Section 20142; and
- d) Find that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331 Historic Resource Conservation as this project is a renovation (in-kind) of the roof, using as much of the old tile as possible, and an envelope restoration of a Historic Building.

Summary Text:

These Board actions are to award a construction contract for Phase One of the four-phase Santa Barbara Courthouse Roof Restoration and Exterior Restoration plan. Phase One will address the roof system and restoration of the exterior on The Santa Barbara Courthouse, Building #F02003 at the corner of Anacapa and Figueroa Streets.

The Santa Barbara Historic Courthouse roof has had portions repaired or patched over the last several decades; however, large sections of the roof and exterior envelope have not been renovated since it's construction in 1929. Based on this history, General Services hired Architectural Resources Group (a leading California Historic Preservation Architectural Design Firm), to make recommendations and to provide architectural services for the Courthouse Roof Replacement (in kind) and Exterior Restoration. They designed a four-phase project to address the required improvements as funds become available.

Due to the Santa Barbara Courthouse being a National Historic Landmark, the project will be performed using the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties as is required for National Historic Landmark Designated Buildings.

Background:

General Services prequalified contractors who have the qualifications and experience working with historic preservation projects with the Secretary of the Interiors Standards for the Treatment of Historic Properties. The Prequalification process resulted in three construction companies being prequalified and approved to continue through the bidding process.

Once prequalified bidders were determined, General Services released bid documents for the Construction of this Phase One project on February 1, 2022. A mandatory job walk was held for qualified firms on March 2, 2022, with proposals due and received on March 25, 2022. Two contractors responded to the RFP with a bid for \$2,861,207 and one for \$2,113,755.00

Staff has reviewed the bids and determined that the lowest responsible bidder is Plant Construction, L.P. with a bid of \$2,113,755.00

The work is necessary for the rehabilitation the roof and restore the exterior envelope of the historic Santa Barbara Courthouse, as well as to clean the gutters on the entire building on a one time basis.

CEQA:

A CEQA categorical exemption has been filed for this project, as it consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Fiscal and Facilities Impacts:

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY 2021-22 Cost</u>	<u>Annualized On-Going Cost</u>	<u>Total One-Time Project Cost</u>
Fund 0030 - Capital Outlay Fund	\$2,113,755.00	-	\$2,113,755.00

Fiscal Narrative:

Budgeted: Yes. The funding for this contract is included in the FY 2021-22 Approved Budget.

The Construction of Phase One of the project will be funded from the Capital Outlay Fund 0030 in the amount of \$2,113,755.00 for the completion of Phase One construction and the gutter cleaning.

The overall project budget is \$3,100,000.00; \$190K was spent last fiscal year on project planning, the remaining budget of \$2.9M is budgeted in FY 2021-22.

This project was funded as part of the FY 2019-20 Capital Improvement Program (CIP). Funds are available in Fund 0030, Department 063, Project 19013. The project is accounted for in the Capital Outlay Fund 0030; the funding source for this project is an Operating Transfer in from the General Fund.

Key Contract Risks:

General Services will be working closely with Plant Construction, L.P. to carry out Phase One and the gutter cleaning. The plans identify the scope the contractor must achieve and the Project Manager will be inspecting daily to ensure that the work follows the Secretary of Interior Standards.

Performance of work on an almost 100-year-old building might reveal other issues that need to be addressed, however, this work is necessary to protect the building from the elements and to preserve the culturally significant structure located in the City’s downtown core.

The current 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 Diane Dodson Galt, GS Capital Projects, 1105 Santa Barbara Street, East Wing, 2nd Floor, Santa Barbara, Ca. 93101.

Attachments:

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

Authored by:

Diane Dodson Galt, General Services – Capital Projects