



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:** October 11, 2022  
**Placement:** Administrative  
**Estimated Tme:** N/A  
**Continued Item:**  
**If Yes, date from:** N/A  
**Maj** Majority

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**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  
Amendment for Phase One Roof Renovation and Envelope Restoration Project;  
First District**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:**

As to Form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Director of General Services or designee to execute a third change order (Change Order Three) to the Santa Barbara Courthouse Roof Replacement & Exterior Restoration contract with Plant Construction Company (BC21277) (Contract) addressing the extensive, needed repair of the concrete masonry in the cast concrete and stone detail located at the cornice and frieze of the building, in an amount not to exceed \$48,808.00;
- b) Approve, ratify, and authorize the Chair to execute Amendment No. 1 (Amendment 1) to the Contract (BC21277) with Plant Construction Company, L.P. for Project No.19013 ( Project), increasing the Contract compensation amount of \$2,113,755.50 by \$159,574.85, for a revised aggregate Contract compensation amount of \$2,273,330.35; and
- c) Find that the Project was previously found to be 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 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, and the recommended actions do not exceed the scope of such exemption.

**Summary Text:**

On May 17, 2022, the Board approved the Contract for Phase One of the four-phase Santa Barbara Courthouse Roof Restoration and Exterior Restoration Project. Phase One addresses the roof system and restoration of the exterior on The Santa Barbara Courthouse, Building #F02003, located at the corner of Anacapa and Figueroa Streets.

Phase One construction is 80% complete. The Cast stone and painting are the major items still outstanding. At this time, in order to continue the work, General Services has determined it is necessary to seek approval of Change Order Three in an amount not to exceed \$48,808.00. .

**Background:**

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 its 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.

Change Order Three is necessary to stabilize the concrete in the building's facades and to avoid a potential hazard posed by loose concrete. At this time, General Services is seeking authorization to execute Change Order Three, which will exceed the change order threshold for the Contract approved by the Board on May 17, 2022.

On June 16, 2022, General Services approved change order No. 1 to the Contract in the amount of \$93,417.95 for Asbestos Abatement (Change Order One). On August 9, 2022, General Services approved change order No. 2 to the Contract in the amount of \$17,348.90 for HVAC hood replacements (Change Order Two). Change Order One and Change Order Two resulted in an aggregate increase in the Contract compensation amount by \$110,766.85, and extended the Contract completion date by 21 calendar days. Change Order Three, increasing the Contract compensation amount by an additional \$48,808.00, will bring the grand total of additional Contract compensation authorized by change orders to \$159,574.85, which amount exceeds the change order limit of \$118,187.75 previously approved by the Board. Contract Amendment 1 will amend the Contract to reflect an increase in the Contract compensation amount accommodating all three Change Orders.

The action today does not impact the overall Project budget, as the change orders issued to date will be within the Project contingency of \$484,000.00 included in the \$3,100,00.00 approved total Project budget.

With approval of the recommended actions, construction completion is projected for Mid-October, 2022.

**Key Contract Risks**

Approval of the recommendations will allow General Services to complete the Phase One Project.

**Fiscal and Facilities Impacts:**

Budgeted: Yes.

**Fiscal Analysis:**

The approved Project budget of \$3,100,000.00 included construction contingency in the amount of \$484,510.00, thus the change orders issued to date thus far do not impact the overall Project budget.

<b><u>Capital Projects Fund 0030</u></b>	<b><u>FY 2022-23</u></b>	<b><u>Annualized On-Going Cost</u></b>	<b><u>Total One-Time Project Cost</u></b>
Original Contract	\$2,113,755.50	-	\$2,113,755.50
Amendment 1 - Change Orders 1-2	\$110,766.85	-	\$110,766.85
Amendment 1 - Change Order 3	\$48,808.00		\$48,808.00
<b>Total Amended Contract</b>	<b>\$2,273,330.35</b>	-	<b>\$2,273,330.35</b>

**Special Instructions:**

Please send one (1) copy of the Minute Order, and (2) duplicate executed originals of the Construction Contract Amendment to Diane Galt, GS Capital Projects, 1105 Santa Barbara Street, East Wing, 2<sup>nd</sup> Floor, Santa Barbara, Ca. 93101.

**Attachments:**

1. Attachment 1 – Plant Construction, L.P., Construction Contract Amendment

**Authored by:**

Diane Dodson Galt, Project Manager, General Services Support Services