

Summary Text:

This action is required to contract with M. Arthur Gensler Jr. & Associates, Inc. to provide Professional Master Planning Services to develop a long term facilities master plan for the County's Calle Real Campus. In March, 2019 the County solicited proposals for master planning services for the Calle Real campus. Four responses were received and scored and Gensler was selected. The plan will have phased implementation to manage the best use of available existing facilities and land including; maximizing vacant space, and evaluating buildings that are beyond their useful lives which would be more economical to build new. It will also re-align the facilities plan with Renew 2022 initiatives in order to best serve the County's constituents, staff, and stakeholders. For example, the consultant may explore the potential of developing various service centers where County residents can receive one-stop-shop type services for permits, licenses, etc. Centralizing the majority of County services and departments in a central, easily accessible location fosters collaboration among employees and makes it easier for our citizens to obtain services. This master planning effort may also further examine how we can achieve all of the above and leverage the County's valuable downtown Santa Barbara real estate.

By employing smart growth strategies and integrating more energy efficient technologies to every facet of campus planning, the County has the opportunity to transform the Calle Real campus while minimizing, and potentially reducing impacts on the environment.

The consultant's work plan includes interactions with key County stakeholders, department leadership in the departments that are housed at on the Calle Real Campus, and community engagement. General Services will schedule periodic check-ins with the Board as the plan is developed.

Background:

Renew 2022 is all about being innovative, creative and collaborative. In our current work spaces, this can be a challenge since we are spread out in different locations, and occupy buildings that consist of traditional spaces with outdated technology. Many of these buildings were designed decades ago. As we look to begin creating a master plan for the Calle Real Campus, we should be looking at creating innovative spaces in our work places that are more open, transparent and inviting. Our buildings should work to achieve the goals of removing silos between departments by "creating communities," "facilitating collaboration" and "creating serendipitous encounters." Millennials, who are becoming a majority of the County workforce, expect an ideal work environment with spaces that are flexible, social, open, technologically advanced, and environmentally conscious. Achieving this type of environment is difficult with a current facility portfolio that is aging and spread out. Using best practices and benchmarking data, coupled with the understanding of global workplace trends, the consultant team will compare these statistical requirements to the County's existing space design guidelines or current space assignments and suggest possible modifications appropriate to the County's work practices and culture.

CEQA:

The proposed administrative actions do not constitute a project within the meaning of the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15378(b)(4), (b)(5). Potential projects identified in the implementation plan will be analyzed individually under CEQA.

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>
Capital Projects Fund	\$ 429,540.00		\$ 429,540.00
Total	\$ 429,540.00	\$ -	\$ 429,540.00

Narrative:

This action will bring the total contract amount for the Calle Real Master Plan to \$429,540.00. This includes \$414,540.00 for the performance of services, plus a not to exceed amount of \$15,000.00 for reimbursable expenses.

The funding for this contract is included in the FY2019/20 Approved Budget and will be accounted for in the Capital Projects Fund (Fund 0030), funded by an Operating Transfer in from the General Fund.

Key Contract Risks:

The Independent Contractor Agreement identifies the scope the consultant must achieve in order to receive payment based hours of work performed and outcomes achieved.

Staffing Impacts:

None

Special Instructions:

Provide two (2) duplicate originals of the Independent Contractor Agreement and a Minute Order to Skip Grey, Assistant Director, General Services Department.

Attachments:

1. Independent Contractor Agreement with M. Arthur Gensler Jr. & Associates, Inc.

Authored by:

Skip Grey, Assistant Director, General Services Department