



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: Public Health
Department No.: 041
For Agenda Of: March 19, 2019
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Van Do-Reynoso, PhD, MPH, Director
Director(s) Public Health Department
Contact Info: Dana Reid, Assistant Deputy Director, Public Health Department
681-5173
SUBJECT: Ravatt Albrecht & Associates, Inc. Professional Services Agreement

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors recommend the following:

- a) Approve, ratify, and authorize the Chair to execute an Agreement with Ravatt Albrecht & Associates, Inc. to provide architectural and engineering services, to expand construction project management services, to increase funding by \$57,437, and to extend the period of performance for the remodel of Public Health clinics in an amount not to exceed \$156,826.68 that includes \$99,389.68 under Purchase Contract CN#19655, but otherwise cancels, nullifies, and supersedes Purchase Contract CN#19655, for the period of May 23, 2016 through June 30, 2020;
- b) Approve and authorize the Director of Public Health, or designee, to make immaterial changes in accordance with Section 33; and
- c) Determine that the recommended action is not a “project” within the meaning of the California Environmental Quality Act and is exempt per CEQA Guideline Section 15378(b)(4) since the recommended action is a government fiscal activity that does not involve commitment to any specific project which may result in a potentially significant physical impact on the environment.

Summary Text:

This item is on the agenda to authorize the Chair to ratify and execute an Agreement with Ravatt Albrecht & Associates, Inc. to provide architectural and engineering services and construction project management services for the remodel of Public Health clinics in Santa Barbara County (Attachment A). This Board Agreement will supersede the current Purchase Order Agreement, increase the Agreement maximum to \$156,826.68, expand construction project management services, and extend the term of the

Agreement to June 30, 2020. The Public Health Department has a current purchasing contract with Ravatt Albrecht & Associates, Inc. (Attachment B) for an amount not to exceed \$100,000, and the expenditure to date for this Agreement is \$99,389.68. Due to additional revisions to project plans, and the need for additional construction project management services, the proposed changes in the scope of work will require an additional expenditure of up to \$57,437 which combined with the \$99,389.68 already expended, will increase the maximum amount to \$156,826.68. Ravatt Albrecht & Associates, Inc. provides services to other county departments. When the totals for this proposed agreement and other agreements throughout the county are aggregated the total exceeds the authority of the County Purchasing Officer.

Background:

Under the implementation of the Affordable Care Act (ACA), the Public Health Department experienced an increase of more than 6,000 patients that were able to obtain health care coverage that they did not have before the ACA. This allowed the Public Health Department to increase its preventive care treatment and increase service access demand across multiple Health Care Centers. To address this demand for access to care, the Public Health Department engaged Ravatt Albrecht and Associates, Inc., a professional architect firm, to prepare plans at four Health Care Centers to remodel and renovate existing facilities with the main purpose of increasing service efficiencies through more exam room space, navigation centers and improved patient and staff safety infrastructure.

Under Purchase Order Contract Number 19655, Ravatt Albrecht & Associates, Inc. agreed to draft plans for remodels for the Public Health Department's Carpinteria, Franklin, Lompoc and Santa Barbara Health Care Centers. The project for the Carpinteria Health Care Center has been completed but the other projects are in various stages of planning. Due to changes that have occurred over time to access priorities and safety considerations, proposed projects have changed and in some cases extensive re-drafting of plans has been necessary. Additionally, as three of the projects have not yet reached the construction phase, oversight by the architecture firm for these construction phases is necessary.

These changes require additional effort and oversight by Ravatt Albrecht & Associates, Inc. and the projected additional expenditures will increase the Agreement maximum from \$100,000 to a maximum of \$156,826.68. This exceeds the maximum expenditure under a Purchase Order Agreement and this Board Agreement, is to supersede, cancel and nullify this existing Purchase Order Agreement and replace it with a new Board Agreement.

Performance Measure:

There are specific deliverables built into this agreement for construction sets of plans for four Health Care Center projects as well as architect oversight and participation in review and approval of contractor construction work.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>FY 19/20 Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other: CenCal Health	\$ 20,401.95	\$ 38,996.00	\$ 156,826.68
Total	\$ 20,401.95	\$ 38,996.00	\$ 156,826.68

Although the revised maximum on this agreement is below the County Purchasing Officer authority of \$200,000, there are other county departments that use this vendor for similar services and this requested increase will make the countywide aggregate amount for this vendor over \$200,000.

The Public Health Department has used this vendor to assist with plans for remodel and expansion of four clinics and paid the total amount of \$99,389.68 to date. Of that amount, \$1,960.95 has been paid during FY 2018-19, which combined with the anticipated increase for the scope of work of \$18,441 will bring the anticipated total for the current fiscal year cost to \$20,401.95, with a projected cost of \$38,996 in FY 19/20 and the costs for the total project to \$156,826.68. This contract is funded through a grant from CenCal Health for Access, Collaboration, and Expansion (ACE) of services. Approval of the current agreement will allow the department to install an important generator to its Franklin Health Care Center to assist with storing its vaccines at consistent temperatures at all time, particularly during power outages for disaster preparedness purposes, planned for this fiscal year.

Key Contract Risks:

Ravatt Albrecht & Associates, Inc. was established in 1999 and have been providing architectural and engineering services in Ventura, San Luis Obispo and Santa Barbara County.

Ravatt Albrecht & Associates, Inc. has been working with the Public Health Department since April of 2016 to develop renovation and remodel plans for four Health Care Centers. Ravatt Albrecht & Associates, Inc. has recently experienced turnover as two architects assigned to these projects have left the firm. However, the majority of the plans are almost complete and the main elements of this agreement are for construction project management services.

Ravatt Albrecht & Associates, Inc. has had other successful agreements with Santa Barbara County including the North County Jail and renovations at the Santa Maria Juvenile Center and Building D in Santa Maria.

The Public Health Department will continue to monitor this contract for any risks and in accordance with county policy. The Agreement contains a termination for a convenience clause to reduce risk.

Staffing Impacts:

Legal Positions:

0

FTEs:

0

Special Instructions:

Please execute two (2) original Ravatt Albrecht & Associates Agreements and retain one (1) original Agreement and one (1) Minute Order for pick-up by the department. Please email phdcu@sbcphd.org when available for pickup.

Attachments:

- A. Ravatt Albrecht & Associates Agreement
- B. Ravatt Albrecht & Associates Purchasing Agreement (CN19655)

Authored by:

Dan Reid, Assistant Deputy Director