



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 18, 2016
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director (560-1011)
Contact Info: Skip Grey, Assistant Director (568-3083)

SUBJECT: Jalama Beach Affordable Overnight Accommodations Project #8703
Professional Services Agreement; Third Supervisorial District.

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Community Services

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the Professional Services Agreement (PSA) with Blackbird Architects, Inc. (a local vendor) to provide Architectural, Engineering, and related professional design services for the Jalama Beach Affordable Overnight Accommodations Project 8703, in an amount not to exceed \$183,350.00, Third Supervisorial District;
- b) Authorize the Director of General Services or designee to approve amendments to the PSA with Blackbird Architects, Inc., in an amount not to exceed \$18,335.00; and
- c) Find that the proposed action does not constitute a "Project" within the meaning of the California Environmental Quality Act pursuant to 14 CCR § 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect changes in the environment), and approve and direct staff to file a Notice of Exemption on that basis.

Summary Text: On October 8, 2013, the Board directed staff to proceed with the design and environmental review of the Jalama Beach Affordable Accommodations Project. The environmental review is well underway, supporting the schematic design completed by Blackbird Architects Inc. (Blackbird), as part of an initial effort to determine the scope of the project. At this time, staff is prepared to proceed with the design development phase to allow construction documents to be developed for the project in accordance with the Board's direction, and recommends Blackbird, a local

vendor, be awarded a Professional Services Agreement (PSA) for Architectural and Engineering Services. Staff conferred with other architectural businesses to determine the firm best suited to accomplishing the project successfully and recommends Blackbird on the basis of their demonstrated competence, professional experience, and ability to provide the required scope of services for this remote project. The PSA has a maximum compensation limit of \$183,350.00 with \$18,335.00 for design contingencies.

Background:

Condition No. 81 of the Miramar Beach Resort and Bungalows Land Use Permit (Coastal Development Permit 11CDH-00000-00001) reads as follows:

81. Prior to the issuance of the Coastal Development Permit, the applicant shall submit to the County Planning Director a sum of \$1,395,000 (based on 186 rooms x 0.25 x \$30,000) to fund lower cost visitor serving overnight accommodations in Santa Barbara County. Said fee shall be deposited into an interest bearing account, "Lower Cost Visitor Serving Overnight Accommodations Fund," to be established and managed by the County of Santa Barbara. The purpose of the account shall be to establish new lower cost visitor serving accommodations, such as new cabins, tent and yurt sites, and/or bicycle camp sites at the County's Jalama Beach Park, located in the coastal zone of Santa Barbara County. The entire fee and any accrued interest shall be used for the above stated purpose within ten years of the fee being deposited into the account. Any portion of the fee that remains after ten years shall be donated to the California Department of Parks and Recreation for use at one or more of the State Park units located along southern Santa Barbara County, or other organization acceptable to the County Planning Director, for the purpose of providing lower cost visitor serving overnight accommodations.

This condition was added to the project as a result of discussions with the California Coastal Commission and accepted by the applicant. The Coastal Development Permit for the Miramar project, Case No. 11CDH-00000-00001 was issued on November 2, 2012, and the Land Use Permit which allowed for the demolition work to be completed was issued on November 30, 2012. The mitigation fee was paid to and deposited by the County on April 3, 2012, and these funds are available for use consistent with the language in the condition. Pursuant to the condition language, the funds must be expended within ten years of deposit, hence must be expended by April 3, 2022.

Staff had preliminary internal discussions about how these funds could be best used to provide new, additional accommodations at County-owned facilities while meeting the intent of Condition No. 81. Of the County facilities, only Jalama Beach Park currently hosts existing overnight accommodations and thus was selected as the most appropriate location to add overnight accommodations.

Upon review of the existing layout and space availability at the Jalama Beach Park, staff deduced that the approximately eight additional cabins and related facilities that make up the Jalama Beach Affordable Overnight Accommodations could be located near the existing Ranger compound. The project would require minor reconfiguration of the existing park facility, including the relocation of an

existing group campsite, installation of approximately eight new cabins and renovation/expansion of existing restroom and shower facilities to support the new accommodations and reconfiguration of the existing development. Upon approval from your Board on October 8, 2013, staff commenced with preliminary design, master planning, and associated environmental documents.

The proposed design team of Blackbird provided the preliminary design and master planning for this project. Staff recommends Blackbird be awarded a PSA for Architectural and Engineering services for the project as the most efficient approach.

With the approval of the recommendations, the design is anticipated to be completed by spring 2017, with construction projected to be completed by the end of 2018.

Performance Measure:

The PSA correlates payments to progress and milestone completion in accordance with General Services Capital Projects’ consultant contracting policies and procedures. The County has had previous contractual relationships with this vendor and believes, based on past performance, they will meet the County’s professional service’s needs.

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) and 15352. An environmental analysis of the project is currently underway, which will be brought to the Board for approval prior to construction.

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>
Miramar Mitigation Funds	\$ 201,685.00		\$ 201,685.00
Total	\$ 201,685.00	\$ -	\$ 201,685.00

Narrative:

The maximum compensation for this contract is \$201,685.00, which includes the not to exceed contract amount of \$183,350.00 plus the design contingency of \$18,350.00. Funds are available in Capital Outlay Budget 052-0031, Project 8642.

The cost to complete the design phase, which includes geotechnical engineering, surveying, project management, permitting, and Blackbird’s scope of work for the Jalama Beach Affordable Overnight Accommodations Project is estimated to cost \$279,000.00. Project costs were allocated in the Fiscal Year 2016-17 budget process for Capital Outlay Budget 052-0031, Project 8642. The overall total

project costs of \$1,946,000.00 will be funded by the \$1,395,000.00 Lower Cost Visitor Serving Overnight Accommodations Fund designated in conjunction with the Coastal Development Permit mitigation condition for the Miramar Beach Resort and Bungalows project and \$551,000.00 in Coastal Resource Enhancement Funds for restroom replacement portions of the project. The project is noted in the approved 2015-2020 Capital Improvement Program; page D-65, 'Jalama Beach Affordable Overnight Accommodations' and page D-76, 'Park Restrooms ADA Upgrade Program.'

Key Contract Risks:

The consultant is not responsible for any portions of the existing site that are to remain in place.

Staffing Impacts:

<u>Legal Positions:</u>	<u>FTEs:</u>
0	0

Special Instructions:

1. Provide one (1) Minute Order copy of Board Actions to Todd Morrison, General Services.
2. Have the Chair of the Board sign each of the three (3) originals provided by the Professional Services Agreement. Retain one (1) original, and forward two (2) signed originals to Todd Morrison, General Services.

Attachments:

- 1) One (1) original and two (2) duplicate original Professional Services Agreement to Blackbird Architects, Inc.
- 2) CEQA Exemption

Authored by:

Todd Morrison, Project Manager