



**BOARD OF SUPERVISORS
AGENDA LETTER**

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
Agenda Date: July 15, 2025
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Kirk Lagerquist, Director, General Services (805) 560-1011
Contact Info: John L. Green, Assistant Director, General Services (805) 568-3096
SUBJECT: Amendment 2 to Professional Services Agreement with Nacht and Lewis Architects, Inc., Second Supervisorial District

DocuSigned by:

Kirk Lagerquist
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County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management, CEO

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute Amendment No. 2 (Attachment A) to the Professional Services Agreement (**BC21261**) with Nacht and Lewis Architects, Inc. to: (i) add an assessment of maintaining specific operations in the Northwest area of the Main Jail to the scope of services; and (ii) increase the maximum compensation under the Agreement from \$2,007,539 to \$2,129,659 (a total increase of \$122,120); and
- b) Find that the recommended actions are not a project under the California Environmental Quality Act (CEQA) pursuant to sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they consist of administrative and fiscal activities of government that will not result in direct or indirect physical changes in the environment.

Summary Text:

This item is on the agenda to amend the Professional Services Agreement (PSA) with Nacht and Lewis Architects, Inc. for consulting services to perform an additional assessment of the feasibility and costs for maintaining operations in the Northwest area of the Santa Barbara County Main Jail. This Second Amendment implements the Board's request to staff at the June 17, 2025 Budget Hearing to agendize an item for assessing the feasibility and costs of maintaining specific operations in the Northwest area of the Main Jail. The proposed Amendment would increase the contract

amount for this work by \$122,120, increasing the maximum compensation from \$2,007,539 to \$2,129,659.

The assessment of the Northwest area of the Main Jail is intended to inform the County of the potential fiscal impacts of renovating the Northwest section of the Main Jail for its continued use as a housing unit. More specifically it is intended to study the following potential needed improvements, if any, and their costs:

- a. Improvements Related to the Americans with Disabilities Act (ADA)
- b. Improvements Related to Life and Safety Features
- c. Improvements Related to Programming Needs (e.g., dayroom space) or the Provisions of the *Murray et al. v. County et al.* Stipulated Judgment and Remedial Plan

The anticipated timeline for delivery of the assessment is four (4) months from Notice to Proceed (NTP). In addition to the effort by Nacht & Lewis, the Sheriff's Office and General Services will coordinate to estimate the operational costs of using the Northwest area of the Main Jail (e.g. staffing, maintenance, services). Both efforts will take place concurrently with the on-going design of the new construction of 1.5 housing units at the Northern Branch Jail.

General Services anticipates returning to the Board of Supervisors to present the findings and seek further direction later this year.

Background:

In December 2017, the County hired Vanir Construction Management, Inc. (Vanir) for master planning services associated with the Main Jail Implementation Plan. Vanir, General Services, and the Sheriff's Office researched options to develop a plan for prioritizing, packaging, and phasing improvements to the County's Main Jail including strategies for relocating inmates. The engagement also included expanding the ADA consulting services to assist the Office of County Counsel with litigation that was threatened at that time involving the Main Jail. In 2019, Vanir completed the Main Jail Implementation Plan.

On March 10, 2021, a Request For Qualifications and Proposals (RFQ/P) was issued to procure programming, estimating and design services for the Main Jail Renovation. Following an evaluation of the submitted proposals, based on identified criteria, Nacht & Lewis was determined to be the most qualified.

On March 1, 2022, the Board of Supervisors awarded the Professional Services Agreement to Nacht & Lewis to program the Main Jail Renovation (Project # 20041) located at 4436 Calle Real, Santa Barbara, CA. The planning and programming services included an assessment of the physical structures that comprise the Main Jail complex; identification of deferred maintenance items and recommendations for improvements based on the continued operation of portions of the site; a thorough code review; and the development of a scope and concepts that address litigation requirements.

As the result of the planning and programming efforts, which were conducted by representatives from the Sheriff's Office, General Services, and Nacht & Lewis, it was determined that the potential cost to renovate each of the primary housing areas at the Main Jail would be cost prohibitive. As an alternative, the project team considered options for a smaller footprint at the Main Jail through renovations of the IRC and the Main Jail Yard, and the possibility of increasing the capacity and footprint at the Northern Branch Jail (NBJ) to at least partially compensate for the reduction of beds used at the Main Jail.

On May 16, 2023, the Board directed staff to proceed with a minimized renovation plan for the Main Jail that addresses the Inmate Reception Center Intake area, makes certain ADA improvements, and makes improvements to the Main Jail Recreation Yard. On July 11, 2023, the Board approved Amendment No. 1 to the Agreement with Nacht and Lewis to implement that direction. In addition, on April 1, 2025, the Board directed staff to proceed with finalizing design for new construction of 1.5 housing units at the Northern Branch Jail.

On June 17, 2025, the Board directed staff to agendaize an item for assessing the feasibility and costs of maintaining specific operations in the Northwest area of the Main Jail. This amendment will extend Nacht and Lewis' services to provide this further assessment.

It is anticipated the assessment will take approximately four (4) months to complete at which time staff will bring the results back to the Board for further discussion and direction.

Fiscal and Facilities Impacts:

There are sufficient project and contingency funds included in the FY 2024-25 Capital Outlay Fund 0030 Budget for BC21261 and Amendment No. 2. A budget revision will be presented in the first quarter of FY 2025-26 to transfer approximately \$125,000 in budgeted funds for programming and estimating services from Project 23040 North Branch Jail Expansion project to Project 25024 Main Jail Northwest Expansion project to cover the cost of Amendment 2. If additional contingency funding is needed for BC21261 it will be budgeted from available Capital Projects Contingency funds and included in future Capital Improvement Program (CIP) program budget requests as needed.

Special Instructions:

Provide two (2) duplicate, signed originals of Amendment 2 to the Professional Services Agreement with Nacht & Lewis Architects Incorporated and a Minute Order to Tully Wyatt, Project Manager, General Services Department, twyatt@countyofsb.org.

Attachments:

Attachment A – Amendment 2 to the Professional Services Agreement with Nacht & Lewis Architects Incorporated

Attachment B – Amendment 1 to the Professional Services Agreement with Nacht & Lewis Architects Incorporated

Attachment C -Professional Services Agreement with Nacht & Lewis Architects Incorporated

Attachment D – CEQA Notice of Exemption

Authored by:

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