



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: August 16, 2022
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 Janette D. Pell, Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: Calle Real Master Plan, Amendment No. 3 to M. Arthur Gensler Jr. & Associates, Inc. Agreement, Second District (F/R # 19-00677)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Manager

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair to execute Amendment No. 3 to the Agreement with Independent Contractor M. Arthur Gensler Jr. & Associates, Inc., increasing the term of the Agreement by 18 months to December 31, 2023, and increasing the contract amount up to an additional Thirty-Seven Thousand Dollars and Zero Cents (\$37,000.00). Amendment No. 3 is for additional revisions necessary to finalize the Calle Real Master Plan and to prepare a macro survey questionnaire on post-Covid work models and space needs for departments working on the Calle Real Campus, increasing the total contract value to an amount not to exceed Four-Hundred and Sixty-Six Thousand, Five-Hundred Forty Dollars and Zero Cents (\$466,540.00); and
- b) Find that the proposed action is not a project under the California Environmental Quality Act (CEQA) pursuant to section 15262 as a feasibility and planning study for possible future actions that have not been approved, adopted, or funded, and direct staff to file a notice of exemption on that basis.

Summary Text:

This item is on the agenda in order to approve an amendment to the agreement with M. Arthur Gensler Jr. & Associates, Inc. to revise the term of the contract to continue to provide master planning services for the Calle Real Campus through June 30, 2023, and increase the contract by an amount not to exceed Thirty-Seven Thousand Dollars and Zero Cents (\$37,000.00) for revisions and additional data collection on post-COVID considerations not in the original scope of work. The agreement with M. Arthur Gensler Jr. & Associates, Inc. expired on June 30, 2022, and this action will extend the contract date to allow the work to be completed. This Agreement is necessary to extend due to the emergency response taking precedence over master planning efforts and added County considerations not included in the original scope of work. The final phases of the master planning process require collaboration with various county stakeholders taking time to coordinate schedules and receive input to aid in the development of the final master plan document.

Background:

The County's Calle Real Campus encompasses 300 acres on the Santa Barbara City/Goleta City border in Goleta, California. In 1910, the county purchased this property that spans from Hollister Avenue, South of US Highway 101, to just North of Cathedral Oaks. As funding permitted, the County constructed buildings to operate and support County services and programs on this campus.

In 2003, the "Calle Real Campus Urban Design Guidelines" were developed by the County which documented the history of the existing facilities on the Calle Real Campus. These guidelines, in conjunction with the "Countywide Facilities Policy Framework – County Facilities Master Planning" document, were created to establish the structure by which future facilities would be planned and implemented. With the passage of time, aging infrastructure, and lack of campus planning, it became evident there was a need to develop a long-range facility plan to support the County's future on the Calle Real Campus.

On November 6, 2018 the Board of Supervisors (BOS) approved the Department of General Services to proceed with solicitation for master planning services to support the needs to create a long-term facilities strategy for the Calle Real Campus.

On March 4, 2019, a Request for Proposal (RFP) was publicly released requesting qualified and experienced master planning firms to respond with a proposal for services associated with the development of the Calle Real Campus Master Plan. Four (4) firms responded to the RFP. A professional services agreement was awarded to Gensler and approved by the BOS on August 13, 2019.

A Steering Committee of County executives was formed to develop the framework for the Master Plan and provide guidance through the entirety of the process to ensure the master plan objectives align with the decisions made. The initial objectives included:

- Redevelop facilities that are past their usable life;
- Improve building functions and energy efficiency;
- Reduce utility and maintenance expenses;
- Improve the work environment and retention for the County employees working on this campus;
- Optimize existing building square footage and use of vacant land;
- Improve campus synergy;
- Create an identity for the campus;

- Invest in the customer experience and wayfinding; and
- Re-align the facilities plan with the County's Renew 2022 initiatives in order to best serve the constituents, staff, and stakeholders.

Between September 2019 and January 2020, Gensler released department questionnaires, held interviews with departments and individual supervisors to understand long-term strategies, mined data collected from historic county documents, conducted market research and analyzed existing land conditions to develop master plan three (3) options to present to the Steering Committee.

The pandemic delayed the progress from March 2020 through March 2021.

In March 2021, the Steering Committee reconvened to refine the master plan options down to a single proposed preliminary master plan. Preliminary Master Plan presentations were conducted between July 2021 and March 2022 with departments, Supervisors and the CEO to solicit feedback and comments from stakeholders for incorporation into the final proposed Master Plan document.

With the passage of time from the commencement of the Master Plan process to present, additional considerations have been made which require the extension of the Agreement term and increases to the contract amount, in order for Gensler to evaluate, study and incorporate these additions/revisions into the final Calle Real Master Plan document.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Budget Revision Request #0008454 will re-establish the unspent budget in Project 21010 from last year in FY 2022-23 and will cover the cost of this Amendment No. 3.

Special Instructions:

None

Attachments:

1. Amendment No. 3 to Agreement for Services with Independent Contractor
2. Gensler Add Service Proposal Letter and Scope of Work
3. Agreement for Services with M. Arthur Gensler Jr. & Associates, Inc.
4. Amendment No. 1 to Agreement for Services with Independent Contractor
5. Amendment No. 2 to Agreement for Services with Independent Contractor

Authored by:

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