



**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: July 18, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: General Services Kirk Lagerquist, General Services Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: **Santa Barbara Courthouse - Historic Landmark Roof & Building Envelope Restoration - Amendment No. 2 to Professional Services Agreement (PSA) with Architectural Resources Group, Inc. for Architectural Design, First District, Project No. 19013**

DocuSigned by:
Kirk Lagerquist
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County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

It is recommended that the Board of Supervisors:

- a) Approve and authorize the Chair to execute Amendment No. 2 (Amendment) to the Professional Services Agreement (PSA) with Architectural Resources Group, Inc., a San Francisco-based California corporation, to extend the term of the PSA to August 18, 2028, increase the fixed fee compensation payable under the PSA from \$272,980 to \$599,386 (an increase of \$326,406), and establish a Supplemental Services Allowance of up to \$26,149 (contingency amount), in addition to the increased fixed fee compensation, for an increased PSA Maximum Compensation Limit in the amount of \$625,535; and
- b) Authorize the General Services Director, or designee, to approve Supplemental Service Orders up to an aggregate amount of \$26,149; and
- c) Find that the proposed project was determined on April 28, 2022, to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331 (Historic Resource Conservation) as this project is a renovation (in-kind) of the roof, using as much of the old tile as possible, and an envelope restoration of a

Historic Building, and that the above action is within the scope of the Notice of Exemption filed on that basis.

Summary Text:

General Services (GS) seeks approval to amend the PSA with Architectural Resources Group, Inc. (ARG) for architectural design services for the architectural restoration of the Historic Landmark, Santa Barbara County Courthouse (Project). This contract amendment encompasses the design and construction administration support to complete the restoration of Phases 2, 3 and 4 of the project, including the following:

- 37,000 SF of the original roof (total roof is 46,582 SF)
- 51,100 SF of exterior wall repair (stucco/concrete; cast stone; sandstone and painting)
- 259 windows and 25 doors (totaling 7,345 SF)
- Roughly 400 linear feet of wrought iron repair & restoration
- Several balcony repairs and multiple, architectural features (cornices and friezes)
- Two skylights

Due to the landmark status of the complex, all work must comply with the U.S. Secretary of Interiors Standards (SOIS) for the “*Treatment of Historic Properties.*”

The current PSA will expire on August 18, 2026. The proposed amendment would extend the term of the PSA until August 18, 2028, increase the fixed fee compensation payable under the PSA from \$272,980 to \$599,386 (an increase of \$326,406), and establish a Supplemental Services Allowance of up to \$26,149 (contingency amount), for an increased PSA Maximum Compensation Limit in the amount of \$625,535. These fees represent approximately 5% of the overall construction costs for the project. The increased cost will allow ARG to continue architectural services needed to design Project Phases 2, 3, and 4, and to design repairs for the deteriorating sandstone building elements.

The budget for the amendment 2 of the PSA is included in the FY 2023-24 Capital Outlay Fund (Fund 0030) budget.

Background:

The existing Santa Barbara Historic Courthouse roof and building envelope features have undergone numerous patching and repairs over the last several decades; however, large sections of the roof and many of the architectural features, such as windows, balconies, doors and wrought iron have not been repaired since their original installation in 1929. Based on this history and the need for a sustainable replacement program, the General Services Department developed a phased approach for design services needed to support the planning and construction of the individual roof and building envelope rehabilitation projects.

GS conducted a competitive, qualification-based selection (QBS) process soliciting responses to Request for Qualification (RFQ) from qualified firms. A mandatory job walk was held for qualified design firms in May 2020, with proposals due and received on May 22, 2020. Nine design firms responded to the RFQ. The selection process employed a proposal review committee comprised of County of Santa Barbara General Services staff. Each proposal was reviewed and scored based on the criteria established in the RFQ, and subsequent interviews with the three most qualified responding firms were conducted.

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On August 18, 2020, the Board of Supervisors awarded a Professional Services Agreement to ARG to design Phase 1 of the Santa Barbara Courthouse Historic Landmark Roof & Building Envelope Restoration (Project No.19013).

On May 17, 2022, the Board of Supervisors awarded a construction contract to Plant Construction for Phase 1 of the project. This work was completed on May 17, 2022.

On August 16, 2022, the Board of Supervisors approved a first amendment to the PSA with ARG to extend the PSA duration for architectural design services from August 18, 2022, to August 18, 2026.

The Phase 2 through Phase 4 design services will include preparing plans for restoration of the remaining courthouse roof and building envelope areas, preparing the bidding documents and providing construction administration.

Construction of Phase 2 is expected to begin in Fall of 2023. We expect to return to your Board for award of the construction contract at that time. Construction of Phases 3 and 4 will proceed when funding becomes available. Depending on the availability of funding, GS expects this Project to take approximately four years to complete.

Fiscal and Facilities Impacts:

<u>Amendment 2 Funding Sources</u>	<u>FY 23-24 Cost:</u>	<u>Annualized On-Going Cost</u>	<u>Total One-Time Project Cost</u>
Capital Outlay Fund 0030	\$326,406.00	-	\$326,406.00

This Amendment increases the design costs by \$326,406, and establishes an additional Supplemental Services Allowance of \$26,149.

The funding for this contract increase is included in the FY2023/24 Approved Budget and will be accounted for in the Capital Projects Fund (Fund 0030) Project #19013.

Special Instructions:

Please send one copy of the Minute Order and two duplicate executed copies of the Professional Services Agreement to Diane Dodson Galt, GS / Support Services Division, Courthouse East Wing, 2nd Floor, 1105 Santa Barbara Street, Santa Barbara, CA 93101.

Attachments:

1. Attachment No. 1 - Amendment No. 2 to Professional Services Agreement with ARG, County Project No. 19013

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2. Attachment No. 2 - Professional Services Agreement with ARG, as previously amended, County Project No. 19013
3. Attachment No. 3 – CEQA Notice of Exemption

Authored by:

Diane Dodson Galt, General Services – Capital Projects