



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: May 10, 2016
Placement: Administrative
Estimated Tme: 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: Celeste Manolas, Capital Projects Manager (568-2622)
SUBJECT: Award to Ravatt, Albrecht & Associates, Inc. a Professional Services Agreement (PSA) to produce Design-Build Bridging Documents for New Cuyama Fire Station 41, Project #8751; First Supervisorial District.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve use of the design-build project delivery method to design and build the New Cuyama Fire Station 41, Project #8751, in accordance with Public Contract Code § 22162;
- b) Approve and direct the Chair to execute the Professional Services Agreement (PSA) with Ravatt, Albrecht & Associates, Inc., a local firm, in the amount of \$156,380.00 to provide Architectural Design and Engineering services to produce the design-build bridging documents for the New Cuyama Fire Station 41, Project #8751;
- c) Authorize the General Services Director or designee to approve changes or additions to the professional services being performed under the PSA with Ravatt Albrecht & Associates in an amount not to exceed \$15,638.00; and
- d) Find that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302(b), as it consists of replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, and approve and direct staff to file the attached Notice of Exemption on that basis.

Summary Text:

This project will deliver a new fully inclusive Fire Station #41, which replaces the Fire Department's old fire station and apparatus bay as well as its modular dormitory. The total cost of the project including the demolition, construction, temporary housing, and all soft costs, is \$5,434,000. The project is funded by the Fire District Special Revenue Fund.

In order to expedite the design and construction, and to implement the most efficient and cost effective strategy towards accomplishing the project while reducing the County's exposure to risk, General Services is recommending utilizing the design-build project delivery method. Although design-build has not been implemented on capital projects in the past, staff is experienced with design-build on public projects, and prepared to engage the approach on this, as the County's pilot project for design-build.

Ravatt, Albrecht & Associates, Inc. a local firm, is recommended as the Architectural and Engineering consultant for the bridging documents on the basis of their demonstrated competence, professional experience, and ability to provide the required scope of services for this remote project. Bridging documents describe the scope and estimated price of the design-build project, including the size, type and desired design character. The PSA has a maximum compensation limit of \$156,380.00.

Background:

The proposed project will demolish the existing fire station and apparatus bay, and will remove an existing modular complex, and will replace it with a new fully inclusive fire station building which will house office space, an apparatus bay, and dormitory. The existing buildings are in poor condition and are inefficient in their use as a Fire Station facility. In addition, two adjacent deteriorated housing complexes owned by the County will also be demolished. In order to meet the needs of the Fire Department, the new fire station building will be slightly larger than the combined square footage of all of the existing buildings, and will encompass the combined footprint of all of the demolished facilities.

The traditional design-bid-build project delivery method requires the County to first award a design contract, develop the program and design, then prepare construction documents, and finally bid those documents and award a construction contract to the lowest responsive and responsible bidder. In contrast, design-build enables the client to set forth its performance criteria and solicit proposals from qualified design-build teams. Selection criteria are established which will allow the County to select the team deemed to have presented the best value, not solely based on cost, and to award a single contract for completing the design, securing procedural and regulatory approvals, and constructing the turnkey facility.

Typically the design-build approach streamlines the project schedule, resulting in a shorter overall duration. In addition, the design-build approach will reduce the County's risk of claims, as the designer and builder are one and the same entity. The remote nature of New Cuyama lends itself to maximizing efficiencies, in having a single team assess design and construction conditions rather than duplicating efforts inherent to the traditional design-bid-build approach. For the above reasons and other factors, General Services is recommending the County implement design-build on the New Cuyama Fire Station 41 project.

Design-build project delivery is authorized by Public Contract Code Section 22162 for public works projects in excess of one million dollars (\$1,000,000). Public Contract Code Section 22164 requires agencies electing to use the design-build project delivery method utilize the following procurement process:

- Prepare a set of documents setting forth the scope and estimated price of the project, including elements such as size, type and desired design character (bridging documents). General Services plans to work with Ravatt, Albrecht & Associates, Inc. to prepare the bridging documents. Gregory Ravatt, AIA, is the principal architect for Ravatt, Albrecht & Associates, and is licensed and registered as an Architect in the State of California.
- Prepare and issue a request for qualifications that includes the elements required by statute in order to prequalify the design-build entities whose proposals shall be evaluated for final selection. This is the Request for Statement of Qualification (RSOQ) phase.
- Prepare a Request for Proposals (RFP) that includes all elements and selection criteria required by law and invites prequalified entities to submit competitively sealed proposals.
- Evaluate proposals using the criteria and selection procedures specifically identified in the RFP, including at minimum price, technical design and construction expertise, and life-cycle costs over 15 or more years.
- Award of the contract to the responsible design-build entity whose proposal the County determines to offer the best value to the public.

In order to take the first step in the design-build process, staff recommends Ravatt, Albrecht & Associates, Inc. be awarded a PSA for Architectural and Engineering services to produce bridging documents for the project as the most efficient approach. The proposed firm has a proven track record on County projects, considerable experience with design-build, is in close proximity to the New Cuyama area, is duly licensed to perform the required work, and is prepared to commence their work immediately.

With approval of the recommendations, staff expects to return to the Board in September 2016 for permission to solicit a Request For Proposals (RFP) from design-build entities, and to award a design-build contract in December 2016. The goal is to complete construction by the end of 2018.

Key Contract Risks:

While the consultant is responsible for the bridging documents, the subsequent design-build firm will have the ultimate liability for the full building design. As evidenced by the New Cuyama Pool incident, soils in the vicinity are known to be hydro-collapsible. Special attention will need to be taken to mitigate the risks of this type of soil to the extent practical within the project budget.

CEQA:

A CEQA categorical exemption is being requested for this project as it consists of replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced in accordance with 15302(b). The project has no potential to result in significant impacts. Development will occur within an existing developed area within an urbanized area with no adverse effect on native vegetation or agricultural land. Demolition and construction activity will be of relatively short duration, will not adversely impact surrounding land uses, and will be conducted consistent with County rules and regulations.

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>
Special Fire District Funding	\$172,018		\$ 172,018.00
Total	\$ 172,018.00	\$ -	\$ 172,018.00

The Fire Department has budgeted \$1,500,000 in this project this fiscal year for initial project costs. Projections indicate the total project costs to be in the range of \$5.4M. Funds for this contract, with a maximum compensation of \$172,018 inclusive of contingency, are available in Fund No. 0030, Dept. No. 063, Account No. 8700, Program No. 1930, Project No. 8751.

Staffing Impacts:

Legal Positions:
0

FTEs:
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 of the Professional Services Agreement. Retain 1 original, and forward 2 signed originals to Todd Morrison, General Services.

Attachments:

- 1) One (1) original and (2) duplicate original Professional Services Agreement to Ravatt, Albrecht & Associates, Inc.
- 2) CEQA Exemption

Authored by:

Todd Morrison, Project Manager