



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: 07/16/2024
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 Kirk Lagerquist, Director General Services, 805-560-1011
Contact Info: John Green, Interim Asst. Director General Services,
805-934-6229
SUBJECT: Amendments to Agreements for Services of Independent Contractor:
Amendment 4 with Turner and Townsend Heery, LLC and Amendment 3 with
Skanska USA Building Inc., All Districts

County Counsel Concurrence

As to form: Yes

Other Concurrence:

Risk Management

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. 4 (Turner & Townsend Amendment) to the Agreement for Services of Independent Contractor with Turner & Townsend Heery, LLC (Turner & Townsend Agreement), extending the contract term for 2 additional months through September 30, 2024;
- b) Approve and authorize the Chair to execute Amendment No. 3 (Skanska Amendment) to the Agreement for Services of Independent Contractor with Skanska USA Building Inc. (Skanska Agreement), extending the contract term for 2 additional months through September 30, 2024; increasing the maximum compensation payable under the Skanska Agreement from \$1,645,000.00 to \$1,745,000.00 (an increase of \$100,000.00) to provide additional Consulting and Project Management Services and incorporating applicable federal provisions;
- c) Approve and authorize the Director of General Services, to amend the Agreement for Services of Independent Contractor to extend the Term of the Agreement for up to two additional months through November 30, 2024; and

- d) 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:

General Services has engaged Turner & Townsend Heery, LLC (Turner & Townsend) and Skanska USA Building Inc. (Skanska) and Kitchell/CEM, Inc. (Kitchell) to provide contract project management, engineering, architectural, and other services to support the County's ongoing Capital Improvement Program. Approval of the recommended amendments to the County's Agreements for Services of Independent Contractor (Agreements) with each of Turner & Townsend and Skanska will provide General Services with additional consulting and project management services for various capital improvement projects approved by the Board of Supervisors (Board) while ensuring compliance with local, State and federal requirements.

Background:

General Services is tasked with managing various funded Capital Improvement Projects listed in the annual Board-approved Capital Improvement Plan (CIP). These projects include large-scale projects such as the main Santa Barbara County Jail renovation, the Lake Cachuma RV Park upgrades, the new Probation Building, and various other projects pertaining to public safety, maintenance (both current and deferred), energy reduction and efficiency, renewable energy, accessibility, security, and parking lot repair. Managing the current CIP has created a need for General Services to supplement the current project management staffing plan, which includes full time County employees and contract project management staff from three separate firms: Kitchell/CEM, Inc., Turner & Townsend Heery, LLC, and Skanska Building Inc. On February 1, 2022, the Board approved the Turner & Townsend Heery, LLC Agreement (Attachment 1) and the Skanska Agreement (Attachment 2). The recommended Turner & Townsend Amendment (Attachment 3) and Skanska Amendment (Attachment 4) will supplement existing project management staff to assist with managing CIP projects, and ensure there are no delays in moving the CIP projects forward while new project management services are procured through a Request for Proposal solicited on June 18, 2024. The Skanska Amendment (Attachment 4) will also increase the maximum compensation payable under the Skanska Agreement from \$1,645,000.00 to \$1,745,000.00 (an increase of \$100,000.00) to continue providing Consulting and Project Management Services through the remainder of the contract Term, as amended, and will incorporate required federal clauses into the Agreement to ensure compliance with federal funding requirements.

Key Contract Risks: For the past two years Turner & Townsend and Skanska have provided qualified project managers to support capital projects ranging from deferred maintenance, tenant improvements, security and energy to new construction. Between the two firms, they are currently managing twenty-one (21) active projects including but not limited to the Public Services Radio Network projects, the Orcutt Library, the Santa Barbara Veterans Memorial Building Safety and Seismic Upgrades, the Regional Fire Communications Center, and the new Probation building. Having the Turner & Townsend Agreement and Skanska Agreement in place allows planning, development, and construction oversight of these projects to continue without any interruption or delay.

CEQA:

The proposed administrative actions do not constitute a project within the meaning of the California Environmental Quality Act (CEQA) pursuant to sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines. An environmental analysis of any project resulting from this effort will be required, and any resulting environmental action will be brought to the Board for approval prior to construction.

Performance Measure: The Turner & Townsend Agreement and the Skanska Agreement identify the scope of work the respective contractors must perform in order to receive payment based on hours of work performed and outcomes achieved.

Fiscal and Facilities Impacts:

Funding Sources - Skanska Amendment #3	FY 2024-25 Cost:	Total One-Time Project Cost
Capital Outlay Fund 0030; Various Projects	\$ 100,000.00	\$ 100,000.00
Total	\$ 100,000.00	\$ 100,000.00

The funds to cover the recommended Amendments are budgeted in the General Services' Capital Outlay Fund 0030. The Agreements, as amended by the Amendments, will be funded with a combination of General Funds budgeted for contract project management and reimbursements from various approved and funded Capital projects that are ongoing and may cross over multiple fiscal years.

The recommended Skanska Amendment will increase the amount of compensation payable under the Skanska Agreement by \$100,000.00, for an amended total contract amount of \$1,745,000.00, to avoid interruption in the management of the many capital and facilities maintenance projects and programs currently underway.

Special Instructions:

Provide two (2) duplicate originals of the Turner & Townsend Amendment, two (2) duplicate originals of the Skanska Amendment, and a Minute Order to Diana Estorga, Capital Division Manager, General Services Department, diestorga@countyofsb.org.

Attachments:

- Attachment 1: Turner & Townsend Agreement
- Attachment 2: Skanska Agreement
- Attachment 3: Amendment No. 4 to Turner & Townsend Agreement
- Attachment 4: Amendment No. 3 to Skanska Agreement

Authored by: Diana Estorga, Capital Division Manager, General Services Department