



**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 22, 2023
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

Contact Info: Patrick Zuroske, Assistant Director (805) 568-3069

SUBJECT: Architectural Professional Services Agreement for the Renovation of the Tecolote House (Casa Omega), Calle Real Campus, County Project No. 2103; in the Second Supervisorial District

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 a Professional Service Agreement with Studio 2G Architects for Architectural consulting services for a contract amount of \$256,876.00, and a contingency of \$25,343.00, for a total not-to-exceed amount of \$282,219.00 for the Behavioral Wellness Department Tecolote House (Casa Omega) Renovation Project, located on the Santa Barbara Calle Real Campus, County Project No. 21053, in the Second Supervisorial District; and
- b) Approve and authorize the Director of General Services, or designee, to approve Supplemental Service Orders pursuant to the Professional Service Agreement with Studio 2G Architects in an amount not to exceed \$25,343.00; and
- c) Determine that the recommended actions do not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15306, as the actions consist of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource, and Section 15378(b)(4), as the actions are the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project, and Section 15378(b)(5), as the actions are the organizational and administrative activities of governments that will not result in direct or indirect physical

changes in the environment and approve and direct staff to file the attached Notice of Exemption on that basis.

Summary Text:

This Board action is to award the architectural design services contract for the Santa Barbara County Behavioral Wellness Department (BeWell), Tecolote House, County Project No. 21053. The site is located on the County's Santa Barbara Calle Real Campus. Work includes a Facility Evaluation, Schematic Design, Cost Estimate Development, Development of Construction Documents, and Construction Administration Support for the renovation of the facility.

On March 17, 2023, a public solicitation via Public Purchase was released for architectural design services for the renovation of the Tecolote House. On April 27, 2023, General Services received two proposals, both of which were evaluated in accordance with the Qualifications Based Selection (QBS) process in accordance with the project scope outlined in the request for qualifications/proposal (RFQ/P). A review committee consisting of GS Capital Division and Behavioral Wellness staff conducted the review and scoring process, and coordinated consultant interviews. Studio 2G Architect's proposal was deemed responsive, and met the qualifications and experience required to perform the work.

Background:

The purpose of this project is to renovate the Tecolote House for use as a Board and Care facility for people requiring residential behavioral health support. The capacity of the facility once complete will be approximately 16 beds. The facility may house some residents for up to 18 months as they move through the continuum of care. The previous use of the facility was as a residential care facility for disabled adults managed by a non-County agency. The facility was developed approximately 50 years ago for this purpose.

The site is located on the County's Calle Real Campus in an unincorporated area of Santa Barbara County, and once the improvements are complete the facility will be operated through the Behavioral Wellness Department system. The Tecolote House site also provides convenient access to various services on the Calle Real Campus supporting clients as they transition through the continuum of care process. The facility is a wood-framed structure with a stucco exterior supporting a composition shingle roof. The previous site managers constructed several additions and improvements over the years that have expanded the size and capabilities of the structure, including a small bedroom addition and updates to facility mechanical systems. The project will consist of the modernization of the existing facility to meet current building, fire code, accessibility and program needs.

Fiscal and Facilities Impacts: Budgeted: Yes, the budget for this project is included in the FY 2023-24 Approved Budget. **Fiscal Analysis:**

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
State CCE Grant	\$ 124,789.00	\$ -	\$ 124,789.00
Federal ARPA	\$ 157,430.00	\$ -	\$ 157,430.00
Total	\$ 282,219.00	\$ -	\$ 282,219.00

Narrative:

The design contract for the Tecolote House Renovation project totals \$282,219.00, including contingency. The Architectural design activities will begin immediately upon approval of this contract with Studio 2G Architects and continue throughout FY 2023-24 and into FY 2024-25. **This project is budgeted and accounted for in Capital**

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Outlay Fund 0030; the funding sources for this project include federal American Rescue Plan Act (ARPA) and state Community Care Expansion (CCE) grant program funds awarded from the California Department of Social Services.

Key Contract Risks:

General Services will be working closely with the project consultants and sub-consultants to execute the requirements of the PSA. The availability of funds, staff availability to oversee the efforts, and unknown future economic and environmental factors all play a role in the viability and future implementation of the Plan.

Performance Measures:

The design services outlined in this action are required to upgrade the existing structure to support the final use as a Board and Care facility. The primary objective of the contact is to work collaboratively with Behavioral Wellness staff to create a design that will allow GS to successfully take the project to bid and implement the required renovation. Completing the design on-time and within budget, and to work collaboratively with Behavioral Wellness to achieve an improvement that meets their operational goals serves as our primary project metrics.

Special Instructions:

Please forward a certified, stamped Minute Order approving these recommendations, and two original executed contracts to Lou Gibilisco in the General Services Department, Capital Division, 1105 Santa Barbara Street; one executed original contract to be filed with the Clerk of the Board.

Attachments:

1. Attachment 1 – Architectural Design Services Agreement with Studio 2G Architects Project No. 21053
2. Attachment 2 – CEQA Notice of Exemption Project No. 21053

Authored by:

Lou Gibilisco, Project Manager General Services - Capital Projects (805) 431-2679

CC:

Laura Zietz, Division Chief, In-Patient/Housing/Long Term Care, Behavioral Wellness Department