

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 10/22/02  
**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** 11/12/02  
**Placement:** Administrative  
**Estimate Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Ronald S. Cortez, Director  
General Services Department

**STAFF CONTACT:** Grady Williams, Capital Project Manager (568-3083)  
General Services Department

**SUBJECT:** ADMHS Administration Building  
County Project No. F61316/8612  
Second Supervisorial District

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## Recommendations:

That the Board of Supervisors approve and execute a Professional Services Agreement (PSA) with Cearnal Architects Inc., a local architectural firm, to provide complete design, construction documents, and construction administration for the ADMHS Children's Services building in the lump sum amount of \$216,000.

## Alignment with Board Strategic Plan:

*The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.*

## Executive Summary and Discussion:

This project was conceptually approved by the Board on August 8, 2000 as a remodel of an existing building. The Board subsequently modified the scope on July 10, 2001, to demolish the existing building and replace it with a like-sized building. At this meeting, staff was directed to proceed with hiring the architect so that design could proceed. An architect was hired about one year ago for a fee of \$398,000, but the project budget was halved and subsequently stalled until one month ago. In the process of trying to renegotiate the architect's fee consistent with the scaled back project, the County was not able to reach an agreement with the architect. After paying the architect approximately \$32,000 for programming and 1<sup>st</sup> concept design, the architect wanted another \$316,000 to complete the project (which would result in a fee of 13% of construction cost; well above the County standard of 9%). Thus, that contract is now being terminated and will be replaced with the subject PSA, for a savings of \$100,000.

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**Mandates and Service Levels:**

No change in service level.

**Fiscal and Facilities Impacts:**

Funds in the amount of \$216,000 are available in Fund 0030; Dept 063; Line Item 8700; Program 1930; Project 8612. It is shown in the Department Summary as *Capital Improvements* on page D-342.

**Special Instructions:**

Upon Board approval and execution, the Clerk should forward the duplicate original contract and Minute Order to Grady Williams, Facilities Services Division, General Services Department.