

AGREEMENT FOR SERVICES OF INDEPENDENT CONTRACTOR

THIS AGREEMENT (hereafter Agreement) is made by and between the County of Santa Barbara, a political subdivision of the State of California (hereafter COUNTY) and M. Arthur Gensler Jr. & Associates, Inc., with an address at 500 S. Figueroa Street, Los Angeles, CA 90071 (hereafter CONTRACTOR) wherein CONTRACTOR agrees to provide and COUNTY agrees to accept the services specified herein.

WHEREAS, CONTRACTOR represents that it is specially trained, skilled, experienced, and competent to perform the special services required by COUNTY and COUNTY desires to retain the services of CONTRACTOR pursuant to the terms, covenants, and conditions herein set forth;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. DESIGNATED REPRESENTATIVE

Leann Anderson at phone number 805-568-3063 is the representative of COUNTY and will administer this Agreement for and on behalf of COUNTY. Paul Natzke at phone number 213-327-3815 is the authorized representative for CONTRACTOR. Changes in designated representatives shall be made only after advance written notice to the other party.

2. NOTICES

Any notice or consent required or permitted to be given under this Agreement shall be given to the respective parties in writing, by personal delivery or facsimile, or with postage prepaid by first class mail, registered or certified mail, or express courier service, as follows:

To COUNTY:

Leann Anderson, LAnderson@countyofsb.org
Project Coordinator,
General Services Support Services
1105 Santa Barbara Street, 2nd Floor
Santa Barbara, CA 93101

To CONTRACTOR:

Paul Natzke, paul_natzke@gensler.com
Project Director, M. Arthur Gensler Jr. & Associates, Inc.
500 S. Figueroa Street
Los Angeles, CA 90071

or at such other address or to such other person that the parties may from time to time designate in accordance with this Notices section. If sent by first class mail, notices and consents under this section shall be deemed to be received five (5) days following their deposit in the U.S. mail. This Notices section shall not be construed as meaning that either party agrees to service of process except as required by applicable law.

3. SCOPE OF SERVICES

CONTRACTOR agrees to provide services to COUNTY in accordance with EXHIBIT A attached hereto and incorporated herein by reference.

4. **TERM**

CONTRACTOR shall commence performance on August 15, 2019 and end performance upon completion, but no later than June 30, 2020 unless otherwise directed by COUNTY or unless earlier terminated.

5. **COMPENSATION OF CONTRACTOR**

In full consideration for CONTRACTOR's services, CONTRACTOR shall be paid for performance under this Agreement in accordance with the terms of EXHIBIT B attached hereto and incorporated herein by reference. Billing shall be made by invoice, which shall include the contract number assigned by COUNTY and which is delivered to the address given in Section 2 NOTICES above following completion of the increments identified on EXHIBIT B. Unless otherwise specified on EXHIBIT B, payment shall be net thirty (30) days from presentation of invoice.

6. **INDEPENDENT CONTRACTOR**

It is mutually understood and agreed that CONTRACTOR (including any and all of its officers, agents, and employees), shall perform all of its services under this Agreement as an independent contractor as to COUNTY and not as an officer, agent, servant, employee, joint venturer, partner, or associate of COUNTY. Furthermore, COUNTY shall have no right to control, supervise, or direct the manner or method by which CONTRACTOR shall perform its work and function. However, COUNTY shall retain the right to administer this Agreement so as to verify that CONTRACTOR is performing its obligations in accordance with the terms and conditions hereof. CONTRACTOR understands and acknowledges that it shall not be entitled to any of the benefits of a COUNTY employee, including but not limited to vacation, sick leave, administrative leave, health insurance, disability insurance, retirement, unemployment insurance, workers' compensation and protection of tenure. CONTRACTOR shall be solely liable and responsible for providing to, or on behalf of, its employees all legally-required employee benefits. In addition, CONTRACTOR shall be solely responsible and save COUNTY harmless from all matters relating to payment of CONTRACTOR's employees, including compliance with Social Security withholding and all other regulations governing such matters. It is acknowledged that during the term of this Agreement, CONTRACTOR may be providing services to others unrelated to the COUNTY or to this Agreement.

7. **STANDARD OF PERFORMANCE**

CONTRACTOR represents that it has the skills, expertise, and licenses/permits necessary to perform the services required under this Agreement. Accordingly, CONTRACTOR shall perform all such services in the manner and according to the standards observed by a competent practitioner of the same profession in which CONTRACTOR is engaged. All products of whatsoever nature, which CONTRACTOR delivers to COUNTY pursuant to this Agreement, shall be prepared in a first class and workmanlike manner and shall conform to the standards of quality normally observed by a person practicing in CONTRACTOR's profession. CONTRACTOR shall correct or revise any errors or omissions, at COUNTY'S request without additional compensation. Permits and/or licenses shall be obtained and maintained by CONTRACTOR without additional compensation.

8. **DEBARMENT AND SUSPENSION**

CONTRACTOR certifies to COUNTY that it and its employees and principals are not debarred, suspended, or otherwise excluded from or ineligible for, participation in federal, state, or county government contracts. CONTRACTOR certifies that it shall not contract with a subcontractor that is so debarred or suspended.

9. **TAXES**

CONTRACTOR shall pay all taxes, levies, duties, and assessments of every nature due in connection with any work under this Agreement and shall make any and all payroll deductions required by law. COUNTY shall not be responsible for paying any taxes on CONTRACTOR's behalf, and should COUNTY be required to do so by state, federal, or local taxing agencies, CONTRACTOR agrees to promptly reimburse COUNTY for the full value of such paid taxes plus

interest and penalty, if any. These taxes shall include, but not be limited to, the following: FICA (Social Security), unemployment insurance contributions, income tax, disability insurance, and workers' compensation insurance.

10. CONFLICT OF INTEREST

CONTRACTOR covenants that CONTRACTOR presently has no employment or interest and shall not acquire any employment or interest, direct or indirect, including any interest in any business, property, or source of income, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. CONTRACTOR further covenants that in the performance of this Agreement, no person having any such interest shall be employed by CONTRACTOR. CONTRACTOR must promptly disclose to COUNTY, in writing, any potential conflict of interest. COUNTY retains the right to waive a conflict of interest disclosed by CONTRACTOR if COUNTY determines it to be immaterial, and such waiver is only effective if provided by COUNTY to CONTRACTOR in writing.

11. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

COUNTY, upon fulfillment of payment obligations for services provided, shall be the owner of the following items incidental to this Agreement upon production, whether or not completed: all data collected, all documents of any type whatsoever, all photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials, and any material necessary for the practical use of such items, from the time of collection and/or production whether or not performance under this Agreement is completed or terminated prior to completion. CONTRACTOR shall not release any of such items to other parties except after prior written approval of COUNTY.

Unless otherwise specified in Exhibit A, CONTRACTOR hereby assigns to COUNTY all copyright, patent, and other intellectual property and proprietary rights to all data, documents, reports, photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials prepared or provided by CONTRACTOR pursuant to this Agreement (collectively referred to as "Copyrightable Works and Inventions"). COUNTY shall have the unrestricted authority to copy, adapt, perform, display, publish, disclose, distribute, create derivative works from, and otherwise use in whole or in part, any Copyrightable Works and Inventions. CONTRACTOR agrees to take such actions and execute and deliver such documents as may be needed to validate, protect and confirm the rights and assignments provided hereunder. CONTRACTOR warrants that any Copyrightable Works and Inventions and other items provided under this Agreement will not infringe upon any intellectual property or proprietary rights of any third party. CONTRACTOR at its own expense shall defend, indemnify, and hold harmless COUNTY against any claim that any Copyrightable Works or Inventions or other items provided by CONTRACTOR hereunder infringe upon intellectual or other proprietary rights of a third party, and CONTRACTOR shall pay any damages, costs, settlement amounts, and fees (including attorneys' fees) that may be incurred by COUNTY in connection with any such claims. The CONTRACTOR shall assume no responsibility for the unintended use or modification by others of any such Copyrightable Works and Inventions which are not related to the scope of services described under this Agreement. This Ownership of Documents and Intellectual Property provision shall survive expiration or termination of this Agreement.

12. NO PUBLICITY OR ENDORSEMENT

CONTRACTOR shall not use COUNTY's name or logo or any variation of such name or logo in any publicity, advertising or promotional materials. CONTRACTOR shall not use COUNTY's name or logo in any manner that would give the appearance that the COUNTY is endorsing CONTRACTOR. CONTRACTOR shall not in any way contract on behalf of or in the name of COUNTY. CONTRACTOR shall not release any informational pamphlets, notices, press releases, research reports, or similar public notices concerning the COUNTY or its projects, without obtaining the prior written approval of COUNTY.

13. COUNTY PROPERTY AND INFORMATION

All of COUNTY's property, documents, and information provided for CONTRACTOR's use in connection with the services shall remain COUNTY's property, and CONTRACTOR shall return any such items whenever requested by COUNTY and whenever required according to the Termination section of this Agreement. CONTRACTOR may use such items only in connection with providing the services. CONTRACTOR shall not disseminate any COUNTY property, documents, or information without COUNTY's prior written consent.

14. RECORDS, AUDIT, AND REVIEW

CONTRACTOR shall keep such business records pursuant to this Agreement as would be kept by a reasonably prudent practitioner of CONTRACTOR's profession and shall maintain such records for at least four (4) years following the termination of this Agreement. All accounting records shall be kept in accordance with generally accepted accounting principles. COUNTY shall have the right to audit and review all such documents and records at any time during CONTRACTOR's regular business hours or upon reasonable notice. In addition, if this Agreement exceeds ten thousand dollars (\$10,000.00), CONTRACTOR shall be subject to the examination and audit of the California State Auditor, at the request of the COUNTY or as part of any audit of the COUNTY, for a period of three (3) years after final payment under the Agreement (Cal. Govt. Code Section 8546.7). CONTRACTOR shall participate in any audits and reviews, whether by COUNTY or the State, at no charge to COUNTY.

If federal, state or COUNTY audit exceptions are made relating to this Agreement, CONTRACTOR shall reimburse all costs incurred by federal, state, and/or COUNTY governments associated with defending against the audit exceptions or performing any audits or follow-up audits, including but not limited to: audit fees, court costs, attorneys' fees based upon a reasonable hourly amount for attorneys in the community, travel costs, penalty assessments and all other costs of whatever nature. Immediately upon notification from COUNTY, CONTRACTOR shall reimburse the amount of the audit exceptions and any other related costs directly to COUNTY as specified by COUNTY in the notification.

15. INDEMNIFICATION AND INSURANCE

CONTRACTOR agrees to the indemnification and insurance provisions as set forth in EXHIBIT C attached hereto and incorporated herein by reference.

16. NONDISCRIMINATION

COUNTY hereby notifies CONTRACTOR that COUNTY's Unlawful Discrimination Ordinance (Article XIII of Chapter 2 of the Santa Barbara County Code) applies to this Agreement and is incorporated herein by this reference with the same force and effect as if the ordinance were specifically set out herein and CONTRACTOR agrees to comply with said ordinance.

17. NONEXCLUSIVE AGREEMENT

CONTRACTOR understands that this is not an exclusive Agreement and that COUNTY shall have the right to negotiate with and enter into contracts with others providing the same or similar services as those provided by CONTRACTOR as the COUNTY desires.

18. NON-ASSIGNMENT

CONTRACTOR shall not assign, transfer or subcontract this Agreement or any of its rights or obligations under this Agreement without the prior written consent of COUNTY and any attempt to so assign, subcontract or transfer without such consent shall be void and without legal effect and shall constitute grounds for termination.

19. TERMINATION

- A. By COUNTY. COUNTY may, by written notice to CONTRACTOR, terminate this Agreement in whole or in part at any time, whether for COUNTY's convenience, for nonappropriation of funds, or because of the failure of CONTRACTOR to fulfill the obligations herein.
1. **For Convenience.** COUNTY may terminate this Agreement in whole or in part upon thirty (30) days written notice. During the thirty (30) day period, CONTRACTOR shall, as directed by COUNTY, wind down and cease its services as quickly and efficiently as reasonably possible, without performing unnecessary services or activities and by minimizing negative effects on COUNTY from such winding down and cessation of services.
 2. **For Nonappropriation of Funds.** Notwithstanding any other provision of this Agreement, in the event that no funds or insufficient funds are appropriated or budgeted by federal, state or COUNTY governments, or funds are not otherwise available for payments in the fiscal year(s) covered by the term of this Agreement, then COUNTY will notify CONTRACTOR of such occurrence and COUNTY may terminate or suspend this Agreement in whole or in part, with or without a prior notice period. Subsequent to termination of this Agreement under this provision, COUNTY shall have no obligation to make payments with regard to the remainder of the term.
 3. **For Cause.** Should CONTRACTOR default in the performance of this Agreement or materially breach any of its provisions, COUNTY may, at COUNTY's sole option, terminate or suspend this Agreement in whole or in part by written notice. Upon receipt of notice, CONTRACTOR shall immediately discontinue all services affected (unless the notice directs otherwise) and notify COUNTY as to the status of its performance. The date of termination shall be the date the notice is received by CONTRACTOR, unless the notice directs otherwise.
- B. By CONTRACTOR. Should COUNTY fail to pay CONTRACTOR all or any part of the payment set forth in EXHIBIT B, CONTRACTOR may, at CONTRACTOR's option terminate this Agreement if such failure is not remedied by COUNTY within thirty (30) days of written notice to COUNTY of such late payment.
- C. Upon termination, CONTRACTOR shall deliver to COUNTY all data, estimates, graphs, summaries, reports, and all other property, records, documents or papers as may have been accumulated or produced by CONTRACTOR in performing this Agreement, whether completed or in process, except such items as COUNTY may, by written permission, permit CONTRACTOR to retain. Notwithstanding any other payment provision of this Agreement, COUNTY shall pay CONTRACTOR for satisfactory services performed to the date of termination to include a prorated amount of compensation due hereunder less payments, if any, previously made. In no event shall CONTRACTOR be paid an amount in excess of the full price under this Agreement nor for profit on unperformed portions of service. CONTRACTOR shall furnish to COUNTY such financial information as in the judgment of COUNTY is necessary to determine the reasonable value of the services rendered by CONTRACTOR. In the event of a dispute as to the reasonable value of the services rendered by CONTRACTOR, the decision of COUNTY shall be final. The foregoing is cumulative and shall not affect any right or remedy which COUNTY may have in law or equity.

20. SECTION HEADINGS

The headings of the several sections, and any Table of Contents appended hereto, shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof.

21. SEVERABILITY

If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

22. REMEDIES NOT EXCLUSIVE

No remedy herein conferred upon or reserved to COUNTY is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

23. TIME IS OF THE ESSENCE

Time is of the essence in this Agreement and each covenant and term is a condition herein.

24. NO WAIVER OF DEFAULT

No delay or omission of COUNTY to exercise any right or power arising upon the occurrence of any event of default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Agreement to COUNTY shall be exercised from time to time and as often as may be deemed expedient in the sole discretion of COUNTY.

25. ENTIRE AGREEMENT AND AMENDMENT

In conjunction with the matters considered herein, this Agreement contains the entire understanding and agreement of the parties and there have been no promises, representations, agreements, warranties or undertakings by any of the parties, either oral or written, of any character or nature hereafter binding except as set forth herein. This Agreement may be altered, amended or modified only by an instrument in writing, executed by the parties to this Agreement and by no other means. Each party waives their future right to claim, contest or assert that this Agreement was modified, canceled, superseded, or changed by any oral agreements, course of conduct, waiver or estoppel.

26. SUCCESSORS AND ASSIGNS

All representations, covenants and warranties set forth in this Agreement, by or on behalf of, or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

27. COMPLIANCE WITH LAW

CONTRACTOR shall, at its sole cost and expense, comply with all County, State and Federal ordinances and statutes now in force or which may hereafter be in force with regard to this Agreement. The judgment of any court of competent jurisdiction, or the admission of CONTRACTOR in any action or proceeding against CONTRACTOR, whether COUNTY is a party thereto or not, that CONTRACTOR has violated any such ordinance or statute, shall be conclusive of that fact as between CONTRACTOR and COUNTY.

28. CALIFORNIA LAW AND JURISDICTION

This Agreement shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

29. EXECUTION OF COUNTERPARTS

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.

30. AUTHORITY

All signatories and parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented by such entity(ies), person(s), or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Furthermore, by entering into this Agreement, CONTRACTOR hereby warrants that it shall not have breached the terms or conditions of any other contract or agreement to which CONTRACTOR is obligated, which breach would have a material effect hereon.

31. SURVIVAL

All provisions of this Agreement which by their nature are intended to survive the termination or expiration of this Agreement shall survive such termination or expiration.

32. PRECEDENCE

In the event of conflict between the provisions contained in the numbered sections of this Agreement and the provisions contained in the Exhibits, the provisions of the Exhibits shall prevail over those in the numbered sections. Furthermore, in the event of conflict between the provisions contained in the Exhibits A-1 and A-2, the provisions of Exhibit A-1 shall prevail over those in Exhibit A-2.

33. SUBCONTRACTORS

CONTRACTOR is authorized to subcontract with the firms identified in Exhibit A- Contractor's Proposal. CONTRACTOR shall be fully responsible for all services performed by subcontractors. CONTRACTOR shall secure from all subcontractors all rights for COUNTY in this agreement, including audit rights. CONTRACTOR shall ensure subcontractors' compliance with California Labor Code, including but not limited to the payment of prevailing wage when required.

34. IMMATERIAL CHANGES

CONTRACTOR and COUNTY agree that immaterial changes to this Agreement such as time frame and mutually agreeable programmatic changes which will not result in a change to the total contract amount, an extension of the Term described in Section 4 above, or a change to the scope of the Statement of Work may be authorized by the General Services Director, or designee in writing, and will not constitute an amendment to the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the date executed by
COUNTY

COUNTY


By: _____
STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS

Dated: _____

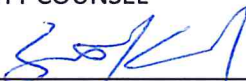
ATTEST:
MONA MIYASATO,
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy


CONSULTANT:
M. ARTHUR GENSLER JR. & ASSOCIATES, INC.

By:  _____
Authorized Representative
Name: Kevin Rosenstein
Title: Principal
Address: 500 S. Figueroa
City/State/Zip: Los Angeles, CA 90071

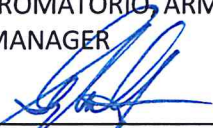
APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By:  _____
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
BETSY SCHAFFER, CPA, CPFO
AUDITOR-CONTROLLER

By:  _____
Deputy

APPROVED AS TO FORM:
RAY AROMATORIO, ARM, AIC
RISK MANAGER

By:  _____
Risk Manager

RECOMMENDED FOR APPROVAL:
JANETTE D. PELL, DIRECTOR
GENERAL SERVICES DEPARTMENT

By:  _____
Department Head

END OF AGREEMENT

EXHIBIT A

STATEMENT OF WORK

The following documents are incorporated by reference and shall constitute the Statement of Work for this contract.

- Exhibit A-1, CONTRACTOR'S Proposal
- Exhibit A-2, COUNTY'S Request for Proposal

Suspension for Convenience. COUNTY, as authorized by the Director of General Services or designee, may, without cause, order CONTRACTOR in writing to suspend, delay, or interrupt the services under this Agreement in whole or in part for up to 365 days. COUNTY shall incur no liability for suspension under this provision and suspension shall not constitute a breach of this Agreement.

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Calle Real Campus Master Plan

Response to Request for Proposal for the County of Santa Barbara | Project 8805
April 11, 2019





Design Transparency
Call to Leadership



Section 1**Cover Page**

500 S. Figueroa Street Tel 213.327.3600
Los Angeles CA 90071 Fax 213.327.3601
USA

Gensler

April 11, 2019

Attn: Celeste Manolas, Capital Projects
County of Santa Barbara General Services
1105 Santa Barbara St.
Santa Barbara, CA 93101

Subject: Proposal for the County of Santa Barbara Calle Real Campus Master Plan Project 8805

Dear Ms. Manolas,

Gensler and its partners are very enthusiastic about the possibility of bringing our collective wisdom and experience in county facilities master planning to the County of Santa Barbara.

We have studied your Request for Proposal and understand that you are looking for a multi-disciplined team with a broad expertise in public agency facilities planning, community and stakeholder engagement, design and programming of multi-agency governmental complexes, environmental and sustainability strategies, market assessment and economics, and public/private partnership analysis. In addition to Gensler as the prime contract holder, we are joined by our long-standing partners, Aaron Gruen of Gruen Gruen + Associates (real estate and development economics) and Philip Mathur of Rider Levett Bucknall (cost estimating), along with local architect Doug Campbell of Campbell & Campbell architects (landscape and community outreach), and Arup (civil engineering). Together, we believe you will find our collective experience and expertise hard to beat when measured against our competition.

Over the last 15 years many of the named senior professionals on our team have personally worked together preparing similar plans for counties ranging from Sonoma, Alameda, and San Luis Obispo in the north, to Los Angeles, Orange, and San Bernardino in the south. In addition, several of our county clients with particularly large departments have asked us to do specialized studies. Thus, for example, we've developed a special expertise in social services planning and civic center planning and design.

Along the way we've become well-acquainted with the basic governmental and financial structure of California's County system. We know, for example, that federal reimbursement regulations for many social service programs significantly drive real estate decisions. We also know that not all counties are the same. Each has its own unique demographic profile, economic characteristics, and geographic features. That's what intrigues and challenges us about working with county governments.

We know that you will have several qualified firms to from which to choose. One of the special advantages we bring is our on-going relationship with many of our county clients throughout the state. They are always willing to share their knowledge and insights with us, and, by extension to you. We enjoy a collegial rapport and find that lessons learned by others often add an important dimension to our planning efforts.



In the pages that follow, we invite you to get acquainted with our work, our approach and our team members. To assist you in your evaluation, we have included a comprehensive draft scope of services, detailed resumes, case studies of similar projects for other counties, comments to the sample contract, and a preliminary fee.

The undersigned certifies that all statements in the Proposal are true and correct; and that any material false statement contained in this proposal shall entitle the County to pursue any and all remedies authorized by law and/or declare any contract made as a result thereof, to be void.

Feel free to reach out to either Paul Natzke (paul_natzke@gensler.com / 213.327.3815) or Kevin Rosenstein (kevin_rosenstein@gensler.com / 213.243.8841) if you have questions or requests. We look forward to hearing from you

Very truly yours,



Paul Natzke
Project Director
213.327.3815
paul_natzke@gensler.com



Kevin Rosenstein
Principal-in-Charge
213.243.8841
kevin_rosenstein@gensler.com

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Gensler, Los Angeles, CA

Section 2**Corporate Profile**

ABOUT GENSLER

Every day, millions of people around the world experience the spaces and places that Gensler creates. With that impact comes great responsibility. That's why using design to improve the human experience is the highest calling of our work. Our clients look to us to change their businesses—and the world—for the better.

Gensler is a leading global architecture, interiors, planning and strategic consulting firm that partners with companies to achieve measurable business and organizational goals through design. For 50 years, Gensler has been a pioneer in creating great places that enhance the quality of work and life.

Founded in San Francisco in 1965, today Gensler employs more than 6,000 + professionals in 48 cities around the world. The firm has over 3,500 active clients in virtually every industry and delivers projects at multiple scales—from planning and building entire cities to designing the chair you're sitting in.

Gensler supports the development of innovative places with a philosophy of value-based design and comprehensive services that allow clients to collaborate with a continuous, dedicated team from planning through construction.

Cities + Urban Design

Cities are a series of complex and interwoven systems. Our approach to their design looks beyond the physical realm and considers the correlation of their social, economic, and

Legal Name

M. Arthur Gensler Jr. & Associates, Inc.

Address and Telephone #

500 S. Figueroa Street
Los Angeles, CA 90071
(213) 327-3600

Type of Entity

California Corporation

Person Authorized to Execute the**Proposed Contract**

Kevin Rosenstein, Principal
213. 243. 8841

environmental systems. We think about how the fabric of the places we create can be truly resilient and improve outcomes for individuals and their communities far into the future. This approach helps us address the most entrenched issues and create places that are smart, healthy, and connected.

Consulting

Research-driven visionary thinking helps organizations increase performance and gain competitive advantage through thoughtful attention to the design of environments and experiences. Gensler's team of design thinkers and strategists partner with our clients to build trust with their stakeholders and to make data-informed decisions. Our services include research, design strategy, process design, change management, space management, innovation consultancy, and analytics services, and are offered in the following areas: Community Strategy, Lifestyle Strategy, Workplace Strategy, Real Estate Services.

Strategic Facilities Planning

Gensler's comprehensive real estate and facilities services help public and private sector organizations develop portfolios that support optimum client service delivery and changing business directions, whether they are driven by growth, consolidation, regulatory changes, or reorganization. We take a balanced, multi-disciplinary approach to our projects, which includes analysis of service delivery needs, finances, work process, and technology. We believe that the most productive real estate portfolios limit overhead costs while optimally supporting the mission and goals of leadership and staff.

Community Outreach and Engagement

Engaging communities impacted by planning and design decisions is critically important to the success of all our projects and has thus become integral to our process. Empathy and familiarity with the concerns of affected communities is an integral part of principle driven design-thinking.

PLANNING PRINCIPLES

Gensler sees design as strategy in action, focused on results. We help our clients envision a better future and get there successfully. We always seek to understand and improve the human experience, and to do so sustainably. Our design approach is based on the following principles:



Advocate for Public Good

Our projects are importantly grounded in the fabric of the community, the notion of making great places is critical to success. We are participatory planners and designers with strong relationships with the community, client, agencies and peers.

Expand Impact Beyond

We are stewards of the land. Cultural context allows us to expand the impact of our client's ambitions beyond the formal project boundaries, examining the relationship with the natural environment as well as infrastructure impact as our communities continue to densify.



Evidence Based Design

What separates Gensler from other firms is our ability to push planning and design forward, by pioneering initiatives that redefine the cities that we live in. We push the boundaries of the present to look ahead to the future.

User Experience

We create places for people. We want our work to not only satisfy functional requirements, but also contribute to the human spirit. User experience is the basis for creating customized and unique solutions.

SUSTAINABILITY

As long-term proponents of sustainable design, we know that a sustainable approach to design preserves our planet's resources and produces results that matter to our clients: reduced energy and operating costs, brand advantages, longer property life cycle, enhanced human performance, and overall better quality of life.

There are myriad strategies that can be employed for projects of any scale or purpose. The best way to identify and leverage the strategies appropriate to each situation is to start conversations early. We work closely with clients from the pre-design stage of every project to identify opportunities that achieve synergies across disciplines and building systems.

This process enables design solutions that are holistic, resilient, and regenerative. It supports high-performance, cost-effective project outcomes through an early analysis of the interrelationships among systems.

We seek to push our clients and partners to deliver the most sustainable, impactful projects possible in every scenario. But our clients also push us to ever high levels of performance and experience. It is that productive partnership that often informs our most sustainable and resilient design solutions.

Our clients are seeking solutions that are simple, easy to maintain, and beautiful in their place. They want to evolve their brands to meet changing demographics. Many are asking for design solutions that are net-zero energy and water, and some are pursuing net-positive. They are asking for our help to create resourceful workplaces that increase wellness, innovation, and productivity.

Our clients are learning how to balance global and local, and how to optimize performance with resilience to become more adaptable and responsive to changes. We are responding with accurate assessments of context, and scenario planning enables design responses that increase resiliency with appropriate technical and natural systems. New metrics and measures of

performance motivate resilient behaviors. In conjunction with passive systems and local renewable energy, water and food sources increase adaptability.

An increasing number of business leaders are integrating principles of ecology and sustainable design into their business models. Our task is to understand our clients' best interests and to apply sustainable design principles in ways that support their goals. To do this, our designers are investigating how new developments in sustainable technology can be incorporated into project work to yield lasting, measurable results.

Design Considerations

Community

Helping vibrant, resilient communities, economies, and livelihoods emerge over time

Well-being

Creating environments that resonate with the human soul—uniting mind, body, and spirit

Ecology

Protecting, utilizing, and enriching our natural resources by enabling better business and a better world

Materials

Selecting and using materials to enhance wellness, performance, and long-term value

Water

Protecting and enhancing water supplies worldwide to improve quality of life

Energy

Energizing the future by lowering demand and increasing renewables to achieve net-zero carbon emission

County of San Luis Obispo Facilities Master Plan

San Luis Obispo County, CA

Gensler delivered a 20-Year Conceptual Facilities Plan for the County of San Luis Obispo focused on all owned and leased County properties within the city limits of San Luis Obispo.

There were several catalysts for creating the plan, including:

- The current facilities portfolio contained a number of buildings approaching the end of their useful life,
- Multiple departments were outgrowing their space or were in locations that were not ideal for their department's functions,
- Larger departments were spread across multiple buildings, in some cases across the city, and growth continued to be accommodated through the acquisition of additional leased space,
- Most facilities had received only basic maintenance and workplace upgrades, while many facilities had replaced shared and meeting areas with additional desks to accommodate growth.

In response, Gensler developed a 20-year Plan that identified and focused on six key goals that needed to be addressed:

- To establish a comprehensive vision for San Luis Obispo County facilities within the City limits,
- To identify proposed major capital improvements over a 20-Year time frame,
- To accommodate employee headcount increases,
- To improve department adjacencies and consolidate similar functions,
- To create core campuses for enhancing public services,

- To address County employee and visitor parking needs.

After an extensive process including in-depth research with County departments, site investigations, facilitated sessions with the Steering and Executive Committees, and financial analysis, consensus was reached on a recommended Plan.

The Plan organized its recommendations around five key campuses and locations, including Downtown, Johnson Avenue, Higuera, Veteran's Hall, and El Chorro Regional Park. At its core, the plan focused on leveraging the facilities at these locations that are in better condition and expanding into adjacent land in a series of new facilities to support growth in the County's workforce. The Plan looked to balance potential revenue to be gained by the sale or ground lease of the County's surplus land against the value provided to the County by using the land for additional County facilities.

Contract Dates

Start: 5/23/17

End: 12/15/17

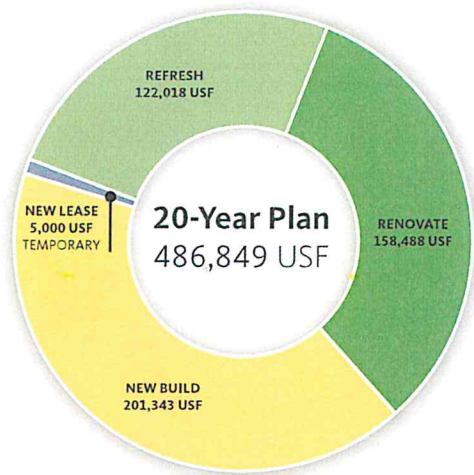
Services Rendered

Facilities Master Planning
Real Estate and
Portfolio Planning
Organizational Assessment
Demand Forecasting
Macro-Level Site Selection

Client/Project Contact

Cindy Treichler,
Capital Planning,
San Luis Obispo County,
1055 Monterey Street,
San Luis Obispo CA 93408,
ctreichler@co.slo.ca.us
805. 781. 5207

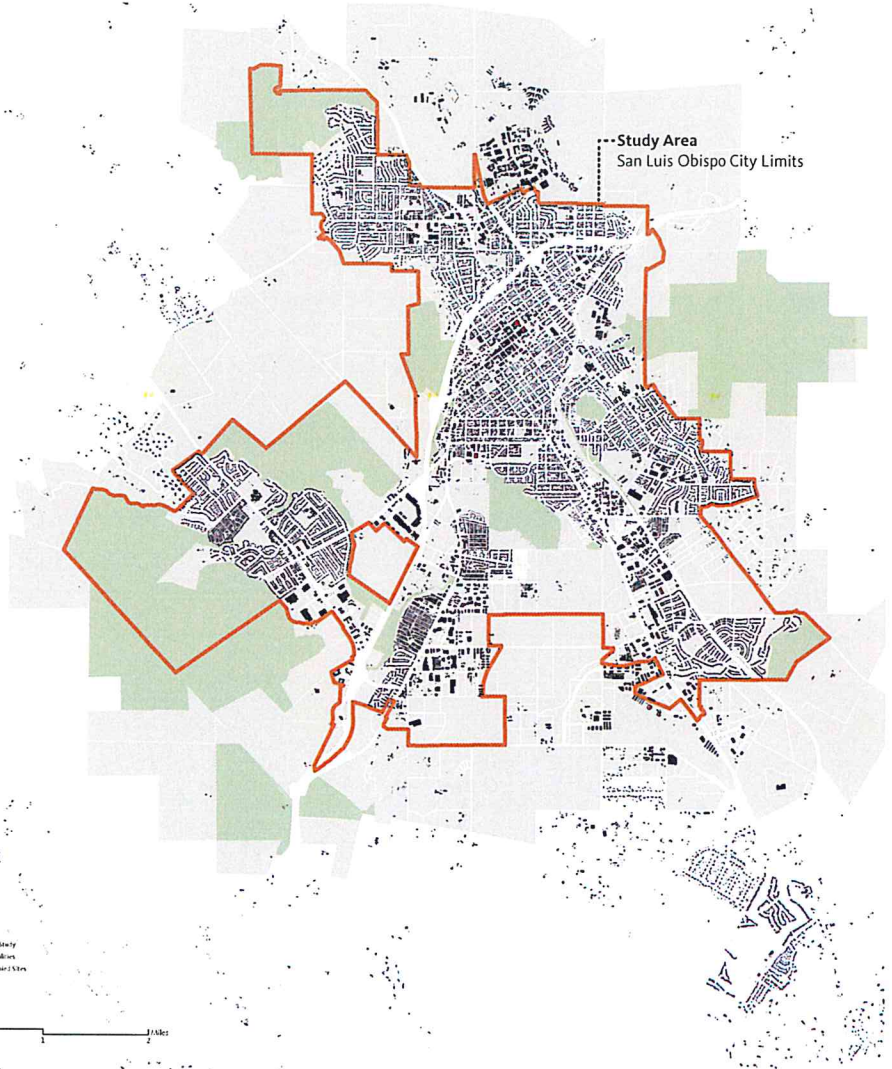
- Leading multi-disciplinary teams to develop strategic department-level and system-wide planning for facilities
- Leading multi-disciplinary teams to develop campus and facility reuse plans
- Leading multi-disciplinary teams to develop long-range facility master plans
- Synthesizing and presenting complex Information
- Leading teams that include a community engagement and consensus-building process
- Leading real estate analysis across a large and diverse portfolio



SPACE CLOSED / DEMOLISHED:
112,120 USF

Renovate: Significant renovation and reconfiguration of interior spaces.

Refresh: Finishes and furniture updates, implementing proposed densities.



County of Sonoma

Comprehensive County Facilities Plan (CCFP)

Sonoma County, CA

The County of Sonoma wanted to transition from its reactive decision-making model to one of strategic planning to manage its expansive real estate more efficiently.

With roughly 2 million square feet of real estate fragmented over 72 locations, the County of Sonoma needed to shift from reactive decision making to strategic planning. The Comprehensive County Facilities Plan for Sonoma approached facilities planning through the lens of effective service delivery and efficient operations.

As a foundation for the facilities plan, Gensler completed a multi-department study of county services and operations. Gensler conducted in-depth quantitative and qualitative research on-site with the County staff and externally through benchmarking then validated results and implications with a cross-functional/cross-department steering committee. The Service Delivery Vision established a series of Guiding Principles which underpin eight goals and a series of more detailed strategies for advancing service delivery around: organizational, technological, process and real estate.

The second half of the CCFP, the Real Estate Vision and Financial Plan, synthesized the findings of the Service Delivery Vision into a series of real estate scenarios. The scenarios were narrowed and refined through portfolio analysis, building condition assessment, market studies, and cost modeling. The resulting Real Estate Vision and Financial Plan provided the county with an overall plan for its centralized campus, decentralized locations, and potential surplus properties as well as a set of guidelines to manage the uncertainty of long range planning.

Contract Dates

Start: 11/30/09

End: 01/15/13

Services Rendered

GIS Surveys

Organizational Strategy & Development

Sustainable Design

Client Contact

Mark Hummel, Capital

Projects Manager,

General Services

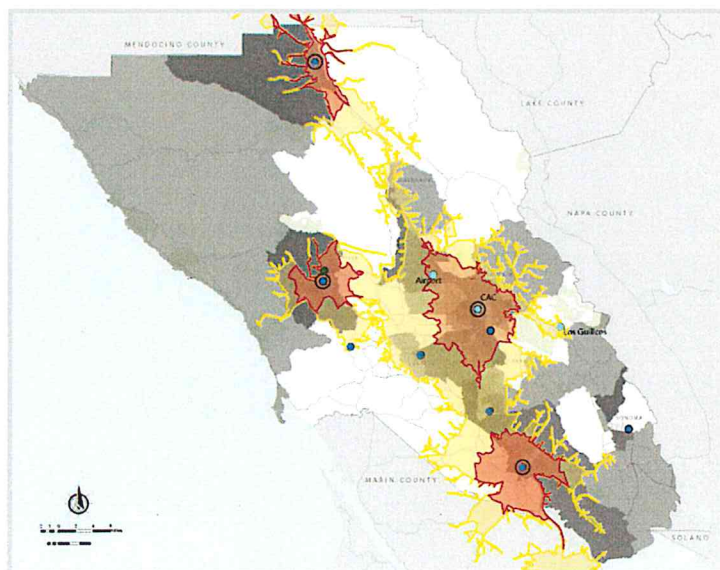
Department, Solano

County,

675 Texas Street, Suite

2500, Fairfield, CA 94533

707. 784. 7908



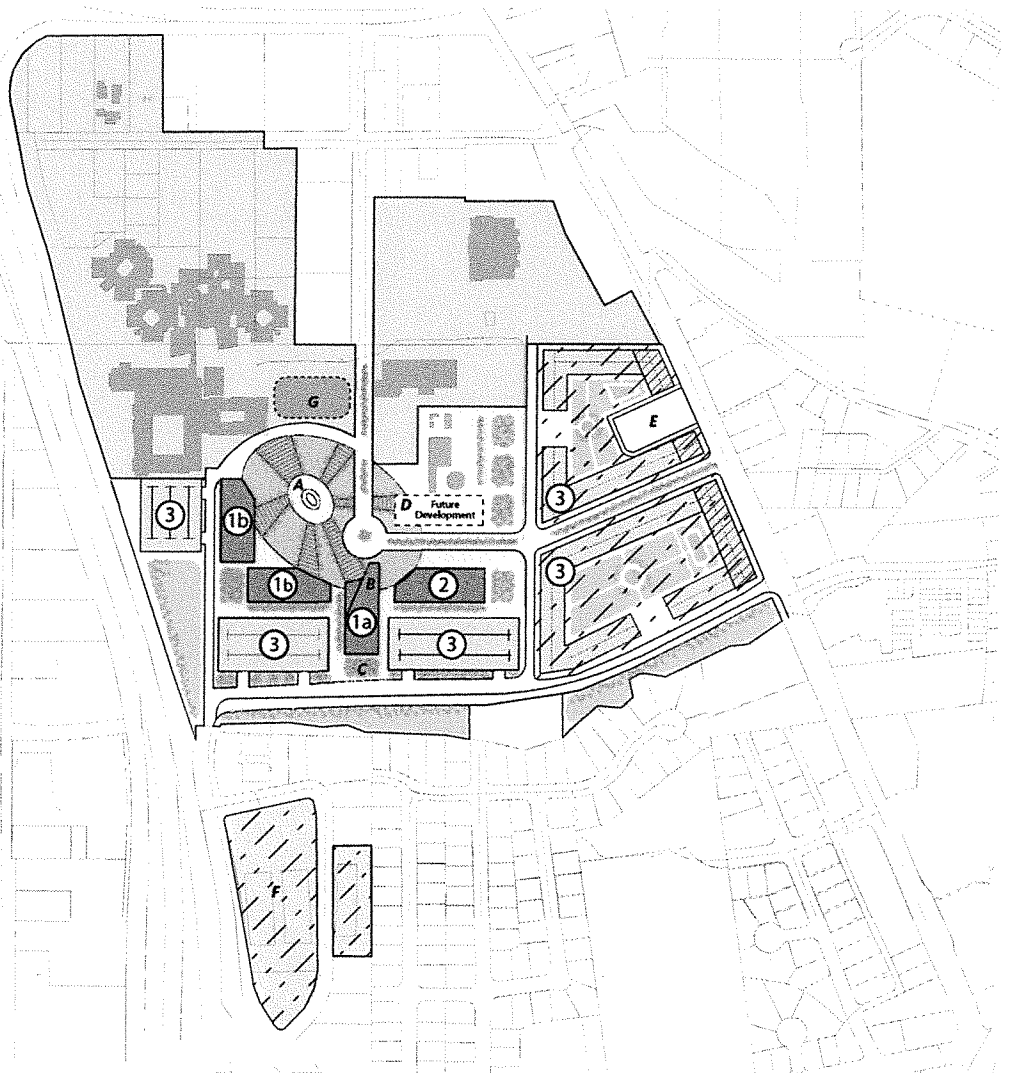
	Proposed Buildings
	Hard & Soft Landscaping
	Justice Quadrant
	Parking Structure
	Existing Buildings
	Mixed-use Development
	Excess Property / Parking (County-owned)
	Retail
	Phase Number

Key Features

- A. Central Plaza with mix of hard and soft landscaping and a central feature.
- B. Stacked/Shifted "proud" building face
- C. Courtyards
- D. Potential County-Owned Structures
- E. Currently not County-Owned with 15' Setback
- F. Temporary Swing Space
- G. New State Courthouse

County Government Center Campus

- 1a. Administration Building - 4-5 Floors
- 1b. Health/Social Support Building(s) - 4 Floors Each
- 2. General Government Building - 3 Floors
- 3. Potential County Expansion or Private Development (mixed use)



Department of Public Social Services Strategic Master Space Plan

Los Angeles County, CA

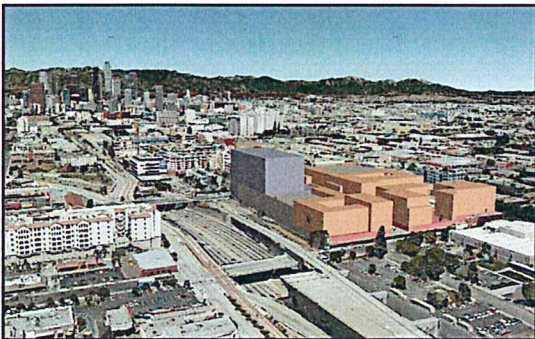
The Department of Public Social Services (“DPSS”) operates a portfolio of 65 facilities across the geography of Los Angeles county, totaling approximately 3 million square feet of space and accommodating 2.8 million active cases.

Gensler was engaged to develop a Strategic Master Space Plan (“Plan”) to outline the course of action DPSS might take to meet its overall 2014-2016 strategic plan goal to “be a technologically advanced department that provides social services with a greatly reduced need for customers to go to a DPSS facility and for staff to work from a DPSS facility.”

The Team began by developing an initial Findings Report, which noted the critical drivers and trends that informed the analytical process and the variables to be considered in crafting the recommendations and implementation logistics ultimately described in the Plan. This led to the development of key guiding principles, centered around customer service, equity in working conditions, implementation practicality, operating efficiencies, work-life balance, and portfolio consolidation.

After the development and validation of the guiding principles, the Team began an extensive data collection effort, including Interviews and observations with 340 DPSS staff, 44 site visits, and research and analysis of internal and external factors (customer and employee commute patterns, leased and owned operating costs, real estate markets, customer demographics, etc.).

The Team then developed options and recommendations on all 65 facilities, each recommendation falling into one of four categories: Relocate, Rebuild, Renovate and Retain. The recommendations were focused on ensuring the sustainable operations of DPSS in healthy and safe facilities, while reflecting changing service delivery methods that will ultimately reduce the DPSS portfolio footprint.



Contract Dates

Start: 3/8/15

End: 5/1/16

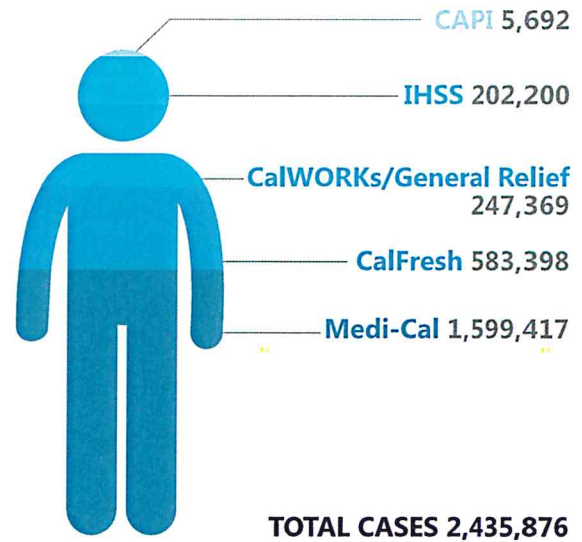
Services Rendered

Strategic Master Space
Planning for DPSS Portfolio
Organizational Assessment
Demand Forecasting
Macro-Level Site Selection

Client/Project Contact

Andy Nguyen,
LA County DPSS
3400 Aerojet Ave.
El Monte, CA 91731,
AndyNguyen@dpss.
lacounty.gov
626. 569. 1249

- Leading multi-disciplinary teams to develop strategic department-level and system-wide planning for facilities
- Leading multi-disciplinary teams to develop campus and facility reuse plans
- c. Leading multi-disciplinary teams to develop long-range facility master plans
- d. Synthesizing and presenting complex information
- e. Leading teams that include a community engagement and consensus-building process
- f. Leading real estate analysis across a large and diverse portfolio



Current Caseload by Program

RECOMMENDATIONS SUMMARY

Recommendations for all 65 facilities are broken down into four main categories.

RELOCATE

Relocate the staff and functions to a new or existing facility. For such recommendations, existing facility leases would be terminated and any County-owned facilities no longer needed by DPSS could be made available to other County Departments, NGOs, non profits, or sold.

REBUILD ON SITE

Rebuild DPSS facilities at the same location through phased redevelopment. Minimal temporary moves may be required.

RENOVATE

Major or minor renovation in-place with attention to non-disruptive phasing. In cases where leased property is renovated, DPSS costs would be reduced to the extent that new tenant improvements and lease terms would be negotiated to shift the burden to the landlord and/or be offset by reimbursements.

RETAIN

Retain the facility as is. No improvements or renovations suggested.

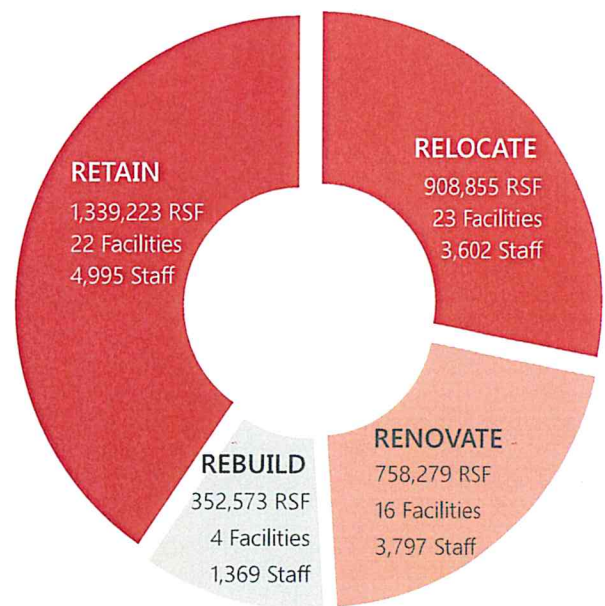


EXHIBIT 1.1 Recommendation Square Footage Summary

MLK Jr. Medical Center Campus Plan & Willowbrook Wellness Community

Los Angeles, CA

The goal of the campus master plan was to guide the creation of a broad-based health and wellness center of excellence using existing and proposed health, education, and economic development resources, while enhancing the overall community.

The Martin Luther King, Jr. Medical Center Campus (MLK) is creating a transformation in the delivery of medical care and the health of the Willowbrook Community. Gensler developed a campus plan that would set the course for providing excellent healthcare, and reinvigorate the reputation of this county facility.

Beyond the direct need to improve medical care and facility conditions, numerous external factors impacted the campus plan. Factors included the role MLK plays in the county's healthcare system, its importance to the South Los Angeles community, and its potential as a model for a health community of excellence.

The integration of three zones, the medical campus, the educational/research zone, and the gateway zone were critical to creating a revitalized community and successful plan.

In order to engage the community throughout this process, Gensler designed and conducted three community open house events. Participants walked through a series of information stations to learn first-hand about the campus planning process and past planning efforts at MLK. Feedback received from the community provided valued and insightful direction in creating the final draft of the master plan.

Open House 1 provided an overview of the Master Plan process and invited community members to identify those elements that best defined a "healthy community" and identify priority services and facilities.

Open House 2 built on the results of the first community gathering and asked participants to prioritize potential land uses and activities that would directly address the healthy community elements identified in the first session.

Open House 3 integrated comments from the second session and introduced the MLK community to a preliminary draft concept plan for the MLK campus. Feedback received from the community provided valued and insightful direction to create the Final Draft MLK Master Plan.

The plan used an integrated systems approach that delivered holistic solutions to the community, improving health in a myriad of ways from increasing recreational opportunities, providing healthy food sources, and fortifying the neighborhood's identity as a wellness community.

Contract Dates

Start: 8/31/10

End: 8/01/12

Services Rendered

Master Planning

Urban Design

Community Outreach

Environmental Graphics

Signage + Wayfinding

Programming

Client/Project Contact

Clarice Nash, Project

Manager, LA County

Department of Public

Works, 900 S. Fremont

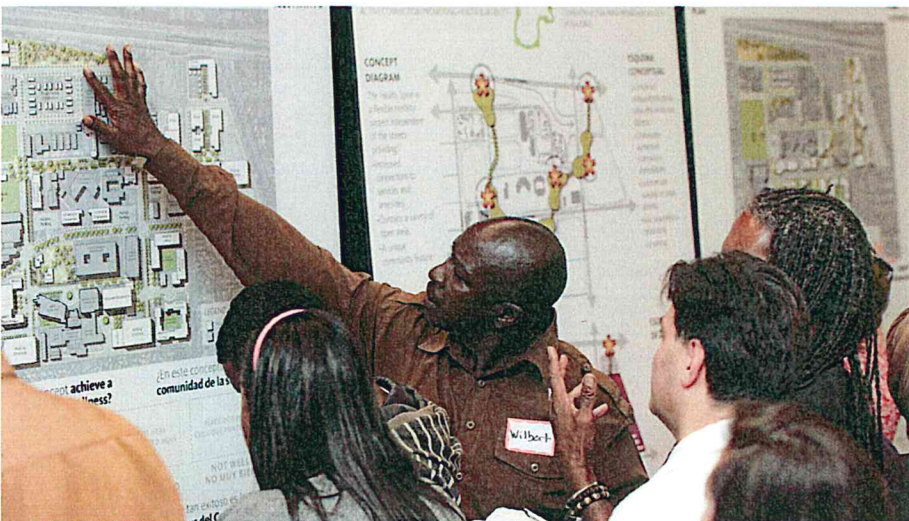
Ave. 3rd Floor, Alhambra,

CA 91803

626. 300. 2363

cnash@dpw.lacounty.gov

- Leading multi-disciplinary teams to develop strategic department-level and system-wide planning for facilities
- Leading multi-disciplinary teams to develop campus and facility reuse plans
- Leading multi-disciplinary teams to develop long-range facility master plans
- Synthesizing and presenting complex information
- Leading teams that include a community engagement and consensus-building process
- Leading real estate analysis across a large and diverse portfolio





State of CA Dept of General Services Real Estate Services Department

Financial Analysis and Negotiation Support

San Diego, CA

GG+A provided analysis and negotiation support for the redevelopment and ground lease of a 6-acre DMV site in the Hillcrest neighborhood.

Gruen Gruen + Associates ("GG+A") was engaged by the State of California Department of General Services, Real Estate Services Department, to provide analysis and negotiation support for the redevelopment and ground lease of a 6-acre site in the Hillcrest neighborhood of San Diego currently occupied by the Department of Motor Vehicles. GG+A assisted the State in conceptualizing and negotiating a deal in which the selected developer would build a new 20,000-square-foot DMV facility and parking in exchange for rights to develop a mixed-use multi-family project on surplus portions of the site.

GG+A considered the market and financial feasibility of the proposed multi-family project and compared its supportable residual land value to the costs of creating a new facility for the Department of Motor Vehicles at the site. The results of the analysis suggested that if obtainable market rents for apartment units and retail space were to increase considerably (above prevailing market rents), the value of the surplus land would exceed the cost of the DMV facility, and therefore the selected developer should pay ground rent. GG+A determined, however, that under current market and capital market conditions, in addition to encumbrances related to selling ground-leased property, that the \$14 million investment by the developer to construct the DMV facility would constitute an adequate pre-payment for the 65-year ground lease of the surplus property.

Contract Dates

Start: 02/2019

End: 09/2021

Services Rendered

Financial Analysis

Negotiation Support

Client/Project Contact

Jonathan Heim, Asset

Enhancement, Real Estate

Services Division, Asset

Management Branch,

California DGS, 707 3rd

Street, 5th Floor, West

Sacramento, CA 95605

Tel: 916. 375. 425

Email: jonathan.heim@

dgs.ca.gov

Section 4

Credentials / Resumes

With executive oversight from Kevin Rosenstein, **Paul Natzke** as Project Director is the designated senior individual who will be responsible for delivery of services in accordance with the established Scope of Services. Paul has over 25 years of experience as a trusted advisor to large institutional clients including the Counties of Los Angeles, San Luis Obispo, San Bernadino, Orange, Sonoma, and Alameda. Paul will be the County of Santa Barbara's single point of contact.

The proposed core team represents Gensler's in-house expertise in master planning, and strategic planning. Our consultants are experts in local real estate market analysis, cost estimating, and community outreach. Detailed resumes with specific relevant experience for the proposed team members are in the pages that follow.



LEADERSHIP



PAUL NATZKE
Senior Associate
Project Director



KEVIN ROSENSTEIN
Principal
Principal-in-Charge

PRINCIPAL STAFF MEMBERS



CLAUDIA CAROL
Senior Associate | LEED AP ND
Director of Master Planning
Community Outreach



ERIC WONG
Associate AIA
Strategist

MAJOR SUBCONSULTANTS



AARON GRUEN
Gruen Gruen + Associates
Economist

The urban economists, market and financial analysts of Gruen Gruen + Associates (GG+A) are dedicated to helping make the best use of land, real property, and urban and environmental resources. GG+A provides public and private entrepreneurs with contract research and analysis, consulting, and pre-development services.



PHILIP MATHUR
Rider Levett Bucknall
Cost Estimating

Rider Levett Bucknall is a leading professional construction consultancy firm providing clients with independent, unbiased and expert advice for all aspects of management, feasibility, cost and time of major construction projects, from project conception and site acquisition to final completion and commissioning.



DOUG CAMPBELL
Campbell & Campbell
Community Outreach

Campbell & Campbell is a multidisciplinary architecture, landscape architecture, environmental design and planning services corporation noted for excellence in integrated urban, architectural and landscape architectural design, emphasizing resilience, security and sustainability.



TONY KIRBY
Arup
Civil Engineer

Arup offer a broad range of professional services that combine to make a real difference to the clients and the communities in which they work. Arup offers a comprehensive range of engineering consulting services, from planning and feasibility studies to detailed design and site support services.

Gensler



Kevin Rosenstein

Principal

Principal-in-Charge

Kevin’s expertise is focused on helping clients plan and implement organizational transformations. He believes that transformations are achieved through the integration and understanding of organizational culture, business practices, technology and facilities.

Kevin brings 20 years of extensive and varied experience in organizational development, leadership and management training, marketing research, and brand management to his work. He has worked on a wide range of projects from change management services for large scale facility relocation to global and site-specific workplace strategy programs for Fortune 500 companies. Solutions for each client are highly unique.

In his 12 years at Gensler, he has coupled this varied experience with the firm’s deep focus on design. This coupling has sparked a unique perspective on the role that space, facilities, and the built environment can play in supporting or creating a successful organizational transformation.

20 years experience

Joined Gensler 2004

Education / Credentials

Master of Business Administration, Dartmouth College

Tuck School, Hanover, New Hampshire

Bachelor of Science, Biology, Stanford University

Palo Alto, California

Former Co-Director, Corporation for National Service,

Presidio Leadership Center

Relevant Project Experience

County of Los Angeles, As-Needed Master Plan and Strategic Facilities Planning Consulting Services, Los Angeles, CA

Los Angeles County Department of Public Social Services Facility Master Plan, Los Angeles, CA

County of San Luis Obispo Facilities Master Plan, San Luis Obispo, CA

County of Sonoma County Comprehensive Facilities Plan, Santa Rosa, CA

County of Alameda Social Services Agency, Facilities Strategy, Oakland, CA

County of Santa Clara, Strategic Facilities Plan, San Jose, CA

Los Angeles World Airports AOC Program Development, Los Angeles, CA

Los Angeles World Airports Baggage Handling Process Development
Los Angeles, CA

City of Long Beach Schroeder Hall Redevelopment Plan, Long Beach, CA

DHS Mobile Readiness Program, Washington, D.C.

California Department of Motor Vehicles Strategic Facilities Plan
Sacramento, CA

BART Lighting Enhancement Project, Oakland, CA GSA Whitepapers
The New Federal Workplace

Managing Mobility, Leveraging Place

GSA Workplace 20.20 Requirements Development Process

DOI, National Business Center, Lakewood, CO

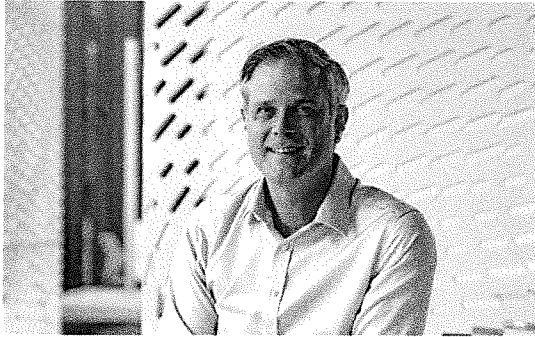
U.S. Attorneys Office, New York, NY

U.S. Department of Justice, U.S. Trustees National Guidelines

BART Lighting Enhancement Project, Oakland, CA

* Experience prior to Gensler

Gensler



Paul Natzke

Senior Associate

Project Director

Paul, a senior leader in the Consulting studio, focuses on the link between organizational goals, innovation, and enhanced performance.

Since joining Gensler, Paul has successfully led many large complex multi-disciplined teams in real estate and workplace strategies for private and public sector entities.

Paul's work focuses on formulating alternatives that align an organization's real estate and facilities with its business plans, and facilitates the realization of goals pertinent to constituent service delivery, staff recruitment and retention, and the creation of community within and among organizations.

27 Years of Experience

Joined Gensler 1999

Education / Credentials

Bachelor of Arts, University of California, Los Angeles

Relevant Project Experience

County of Los Angeles, As-Needed Master Plan and Strategic Facilities Planning Consulting Services, Los Angeles, CA
Los Angeles County Department of Public Social Services Facility Master Plan, Los Angeles, CA
County of San Luis Obispo Facilities Master Plan, San Luis Obispo, CA
Willowbrook MLK Wellness Community Master Plan, Willowbrook, CA
County of Sonoma County Comprehensive Facilities Plan, Santa Rosa, CA
City of Los Angeles, Real Estate Strategy
City of Santa Monica, Workplace Strategy
City of San Diego, Workplace Strategy
City of Sacramento, Real Estate Strategy
County of Alameda, Real Estate Strategy
County of Los Angeles, Real Estate Strategy
County of Marin, Real Estate Strategy
County of Monterey, Real Estate Strategy
County of Orange, Real Estate and Workplace Strategy
County of San Bernardino, Real Estate Strategy
City of Hope Migration Planning
Los Angeles World Airports Operations Center
California Department of Corrections and Rehabilitation, Real Estate Strategy
California Department of Motor Vehicles, Real Estate Strategy
Los Angeles Unified School District, Real Estate Strategy
Los Angeles World Airports, Workplace Strategy
American Financial Realty Trust, Rentable Area Management
Bank of America, Workplace Strategy and Occupancy Tracking
Broadcom, Workplace Strategy and Programming
Denver International Airport, Workplace Strategy
Disney Media Networks, Real Estate Occupancy Strategy
General Services Administration Region 3, Workplace Strategy
Guthy | Renker, Workplace Strategy
Herbalife, Workplace Strategy and Occupancy Tracking
Hulu Headquarters, Workplace Strategy
Hyundai Motor America, Workplace Strategy
Maguire Properties, Rentable Area Management
Microsoft, Change Management
NBC Universal, Workplace Strategy
Raytheon, Southern California Real Estate Strategy
Red Bull, Workplace Strategy and Due Diligence
Sony Pictures Studios, Workplace Strategy
Southern California Edison, Real Estate Strategy

Gensler



Claudia Carol, AIA, LEED AP ND
Senior Associate

Director of Master Planning / Community Outreach

Claudia is the Cities + Urban Design leader in the Los Angeles Office, providing thought leadership and project management for Gensler LA's diverse portfolio of work.

As a licensed Architect with many years in a Landscape Architecture and Planning practice, Claudia has an exceptional perspective on the interface of the natural and built environment. Her wide range of experience - from theme parks and resorts to city centers and college campuses - gives Claudia a unique insight in addressing complex issues. She is a consummate project manager, defining the needs of the client and the community with respect and projecting them out to the future with a visionary viewpoint. Claudia's passion is using urban design strategies for social good, particularly as it relates to health and wellness, accessibility and mobility. She has won numerous awards for her work, including an award from the American Planning Association for Excellence in Neighborhood Planning in 2013 for the Willowbrook MLK Wellness Community, a project that makes Claudia particularly proud.

With a diverse, global range of experiences, Claudia brings a wealth of knowledge and expertise to everything she does.

30 Years of Experience

Joined Gensler 2005

Education / Credentials

Master of Architecture, School of Architecture & Urban Planning,
University of California, Los Angeles

Bachelor of Fine Arts, California Institute of the Arts, Valencia, California

Registered Architect: California 15145

Design Seminar, Architectural Association, London, England

Member, American Institute of Architects

Member, Association of Women in Architecture

Board Member, Westside Urban Forum

Board Member, Santa Monica College Associates

Member, Urban Land Institute (ULI) Healthy Communities Committee

USGBC LEED-Accredited Professional

Relevant Project Experience

Los Angeles County Department of Public Social Services Facility
Master Plan, Los Angeles, CA

Willowbrook MLK Wellness Community Master Plan, Willowbrook, CA

County of Sonoma County Comprehensive Facilities Plan, Santa Rosa, CA

City of Santa Ana South Main Street Vision Plan, Santa Ana, CA

City of Santa Ana Civic Center, Santa Ana, CA

City of Los Angeles

Architecture and Urban Design Peer Review, Anaheim, CA

Creative District Urban Design, Los Angeles, CA

Designing a Healthy L.A., Los Angeles, CA

Urban Principles, Los Angeles, CA

Walkability Guidelines, Los Angeles, CA

Civic Plaza, Manhattan Beach, CA*

City of Hope Master Plan, Duarte, CA

CRA Reseda Feasibility Study, Reseda, CA

Dan Blocker Park, Malibu, CA*

El Camino Real Streetscape, San Clemente, CA*

Expo II Urban Design Peer Review, Los Angeles, CA

Federal Courthouse, Los Angeles, CA*

John Anson Ford Amphitheatre Entry, Hollywood, CA*

Metrolink Pedestrian Improvements, Rialto, CA*

Moorpark College, Moorpark, CA

America's Teaching Zoo Master Plan

Moorpark College Facilities Master Plan

Northern Haiti Urban Infrastructure Development Plan, Limonade, Haiti

Park Place Master Plan, Irvine, CA

Pasadena City College Centennial Facilities Master Plan, Pasadena, CA

Pico Boulevard Streetscape, Santa Monica, CA*

Rancho Cucamonga Civic Center, Rancho Cucamonga, CA

* Experience Prior to Gensler

Gensler



Eric Wong, AIA Associate

Strategist

Eric is a multi-disciplinary consulting professional with expertise in real estate advisory, stakeholder engagement, and architectural design. He leverages his broad expertise to help clients define their priorities and then connect them to actionable solutions.

Prior to joining Gensler, Eric worked as an analyst at a private real estate and economic development consulting firm, specializing in transformative public-private projects, including transit-oriented developments, parks and open spaces, and citywide planning efforts. His technical expertise includes real estate market analysis, financial feasibility analysis, and demographic analysis. He has deep experience working on multi-disciplinary teams, which affords Eric with the far-reaching perspective that is critical for solving complex urban and organizational challenges.

5 Years of Experience

Joined Gensler 2018

Education / Credentials

Master of Architecture, University of Pennsylvania School of Design, Philadelphia, PA

BA in Economics and Architectural History, Middlebury College, Middlebury, VT

Relevant Project Experience

County of Los Angeles, As-Needed Master Plan and Strategic Facilities Planning Consulting Services, Los Angeles, CA

Los Angeles County Metropolitan Transportation Authority
Crenshaw/LAX Joint Development Guidelines, Los Angeles, CA

City of Los Angeles, Taylor Yard G2 Interim Programming and Funding Strategy, Los Angeles, CA*

Los Angeles City Administrative Officer, LA Convention Center P3 Evaluation, Los Angeles, CA*

Rockefeller Foundation/City of Los Angeles, Los Angeles Citywide Resilience Strategy, Los Angeles, CA*

West Santa Ana Branch Strategic TOD Implementation Plan, Santa Ana, CA

City of Lake Elsinore, Dream Extreme Vision Plan, Lake Elsinore, CA

City of Palmdale, California High-Speed Rail Station Area Planning, Palmdale, CA*

City of Pasadena, North Lake Avenue Commercial Corridor Improvement Study, Pasadena, CA*

City of San Jose, Diridon Station Intermodal Hub District Design and Development Strategy, San Jose, CA*

City of South Pasadena, South Pasadena General Plan and Mission Street Specific Plan, South Pasadena, CA*

City of Tustin, Tustin Legacy Programming Strategy and Designer Procurement, Lake Elsinore, CA*

Jia Long USA, 631 S Vermont Density Bonus Feasibility Analysis, Los Angeles, CA*

Longwood Gardens, Comprehensive Impact Analysis, Kennett Square, PA*

Los Angeles Economic and Workforce Development Department, Leimert Park TOD Opportunities Analysis, Los Angeles, CA*

Massachusetts Port Authority, Boston Seafood Industry Analysis, Boston, MA*

Port of Los Angeles, World Cruise Center Real Estate Advisory, Los Angeles, CA*

Port of San Diego, North Embarcadero Phase II Programming and Funding Strategy, San Diego, CA*

Prosper Portland, TIF De-leveraging Strategic Advisory, Portland, OR*

Walter J Company, Walter J Towers Economic Impact Analysis, Los Angeles, CA*

* Experience Prior to Gensler



GRUEN GRUEN + ASSOCIATES



Aaron Gruen, Esq.

Principal

Economist

Aaron N. Gruen applies the analytical concepts and techniques of sociology and economics in conducting market research to estimate demands for a broad variety of land uses and real estate products and business opportunities. He combines market and economic research with financial analysis to identify and evaluate land use and economic development policies and development and redevelopment alternatives. Mr. Gruen has led or played a key role in the completion of more than 500 assignments for public entities, universities, corporations, financial institutions, retailers, law firms, and publicly-traded and privately-held real estate investors and developers. Many of these assignments have involved pre-development market, financial, and impact evaluation, land use programming, marketing and development implementation strategy, negotiation or implementation support, and the formulation of economic or business development strategy.

37 Years of Experience

Education / Credentials

Bachelor of Arts (honors), University of Chicago
Juris Doctor, DePaul University, College of Law
Licensed Attorney, Illinois
Licensed Real Estate Managing Broker, Illinois
Member, International Council of Economic Development
Member, Lambda Alpha Honorary Land Economics Society
Urban Land Institute, Office and Industrial Park Council and Small Scale Development Council

Relevant Project Experience

Sonoma County Facilities Master Plan—The plan included the development of a long-term real estate strategy for Sonoma County facilities. The comprehensive county facilities plan comprised a service delivery plan, real estate plan, and financial plan. GG+A prepared the financial analysis to quantify the total occupancy costs Sonoma County is forecast to incur under a status quo or "base case" scenario for office space it owns and leases to house its existing workforce.

Alameda County Real Estate Master Plan—include market analysis and financial analysis. The master plan included the development of long-term strategies for the use of office space in Oakland and Hayward to accommodate the workplace needs of Alameda County employees, while improving service delivery and reducing costs.

County of Orange Facilities Master Plan—analysis of over 3.9 million square feet of the County of Orange's real estate portfolio. The team developed a Master Plan that will meet the long term office space needs of the County, increase the operational efficiency of the County departments, and maximize the opportunities represented by several underutilized sites. GG+A compared the real estate occupancy costs for the Master Plan scenario to a status quo scenario.

GG+A was part of a team of consultants led by Gensler, that analyzed over 2.3 million square feet of the County of San Bernardino's real estate portfolio to prepare a Facilities Master Plan. The team developed eight alternatives that meet the long term office space needs of the County and will increase the operational efficiency of the County Departments. Each development alternative has different combinations of leasing and building new space, rehabilitating existing owned space, vacating existing leased space, and disposing of existing owned space. To provide a financial perspective for the Master Planning process, GG+A estimated the real estate occupancy costs for the eight postulated development alternatives and a status quo alternative.



Philip Mathur, MRICS

Associate Principal

Cost Estimating

Philip Mathur is an Associate Principal for RLB with more than 30 years of experience in the construction industry, over 17 of which are specific to the California area.

Philip's experience includes both public and private sector clients, nationally and internationally. He has provided expertise to a variety of projects and building types in sectors ranging from residential, hospitality and commercial to federal, sports and healthcare.

Philip is adept at coordinating all facets of cost, managing budgets and negotiating contracts on large-scale projects. He has extensive experience with project budget control from early design concepts through construction, GMP/bid package negotiations, change order management, cash flow projection, pay application processing and risk analysis.

32 Years of Experience

Education / Credentials

Bachelor of Science, Quantity Surveying with Honors, Glasgow Caledonian University, Glasgow, Scotland
Member, Royal Institution of Chartered Surveyors (MRICS)

Relevant Project Experience

County of San Luis Obispo Facilities Master Plan, San Luis Obispo, CA
Los Angeles County Civic Center Master Plan, Los Angeles, CA
Los Angeles County Downtown Los Angeles Development, Los Angeles, CA
Los Angeles County Metropolitan Transportation Authority County Wide Facility Upgrade, Los Angeles, CA
Los Angeles County Metropolitan Transportation Authority Union Station and Gateway Building, Los Angeles, CA
Los Angeles County Department of Public Works and Probation Building, Los Angeles, CA
Civic Center Master Plan, County of Los Angeles, CA
County of Sonoma, Comprehensive Facilities Plan, Santa Rosa, CA
Facilities Master Planning, County of San Bernardino
Facilities Master Plan - Huntington Memorial Hospital, Los Angeles, CA
Arcadia City Hall, Arcadia, CA*
Beverly Hills High School Master Plan, Beverly Hills, CA*
California State Polytechnic University, Landscape Master Plan, Pomona, CA*
Mendocino Unified School District Campus Master Plan, Mendocino, CA
County of Los Angeles Consolidated Correctional Treatment Facility, Los Angeles, CA*
City of Desert Hot Springs Community Center, Desert Hot Springs, CA*

*Experience prior to Rider Levett Bucknall

Campbell & Campbell



Doug Campbell, RLA, ASLA

Principal

Community Outreach

Douglas Campbell is noted for his landmark works in the landscape. These range from large-scale integrative interdisciplinary green infrastructure projects to civic, institutional, research and college and university campuses throughout California.

Douglas is responsible for the design of many iconic cultural and civic projects, all involving extensive community engagement processes, including the master planning, architecture and landscapes of the Los Angeles Audubon Center and the regeneration of the historic campus of the Santa Barbara County Courthouse. His current projects notably include regenerative green infrastructure planning and design for Campuses of Caltech in Pasadena and Pomona College. His honors include the Architectural Record Award, Highest LEEDS Platinum Honors for North America from the United States Green Building Council, and Governor's Award of Excellence in Barrier-Free Design from the California State Department of Rehabilitation.

35 years experience

Education / Credentials

MLA, Landscape Architecture and Planning, University of California, Berkeley
RLA, ASLA, Past President California Council of Landscape Architects

Relevant Project Experience

County of Santa Barbara, County Courthouse Landscape Renovation/ADA Universal Access Master Plan, Santa Barbara, CA
City of Santa Barbara, De La Guerra Plaza, Master Plan and Design
City of Santa Barbara, Central Library Landscape Master Planning/Public Engagement Process, Santa Barbara, CA
UC Santa Barbara, Campus Consulting Landscape Architect Master Planning and Design, Santa Barbara, CA
County of Los Angeles/State of California, LA State and County Arboretum Campus Landscape and Support Facilities Master Plan, Arcadia, CA
County of Los Angeles, Department of Public Works, County Libraries Landscape Architect, South Whittier/Los Nietos, CA
Port of Los Angeles, Urban Design Framework – Warehouse District, San Pedro, CA
UCLA, Broad Art Center, Landscape Architect, Los Angeles, CA
UC Irvine, Alumni House and Student Center, Landscape Architect, Irvine, CA
Caltech, Campus Landscape Consultant for Sustainable Design, Pasadena, CA
City of Pasadena, Pasadena Police Headquarters, Landscape Architect, Pasadena, CA
National Audubon Society, Audubon Nature Center Campus Master Plan and Design, Public Engagement Process
Pomona College, North Campus Quadrangle Master Plan and Design, Claremont, CA
CALTRANS, District 7 Headquarters Landscape Architect, Los Angeles, CA
Stanford University, Near West Campus Master Plan, Palo Alto, CA
Channel Islands Marine and Wildlife Institute. Campus Facilities Master Plan and Design, Gaviota, CA
US GSA/DHS Tecate Port of Entry, Master Planning and Landscape Design Tecate, CA
SUMMA CORPORATION, Howard Hughes Center/Westchester Bluffs Restoration, Landscape Architect, Los Angeles, CA
City of Beverly Hills, Civic Center Master Plan and Design Landscape Architect, Beverly Hills, CA
City of Oceanside, Civic Center Master Plan and Design Landscape Architect, Oceanside, CA
CATELLUS, Santa Fe Depot Plaza, San Diego, CA
Western Washington University, Science Quadrangle/Haskell Plaza Master Plan and Design, Bellingham, WA

ARUP



Anthony Kirby, PE, QSD, ENV SP, DBIA
Associate Principal

Civil Engineering

Anthony Kirby has a proven track record in delivering complex multidisciplinary civil engineering projects.

Anthony Kirby is an Associate Principal in the Los Angeles infrastructure group, responsible for the development and leadership of the civil engineering team and supporting the wider infrastructure group. He has design experience across many sectors and has worked on projects in four continents advising clients on issues ranging from site drainage to the sustainable masterplanning of communities. His team of civil engineers are regularly engaged on a cross section of infrastructure, building and planning projects delivering work at every phase of design and through construction administration.

18 Years of Experience

Education / Credentials

BEng (Hons), Civil Engineering 1st class, University of Salford, UK

Member, American Society of Civil Engineers

Member, Institution of Civil Engineers

Member, Chartered Institution of Water and Environmental Management

Relevant Project Experience

The Ratkovitch Company, Hercules Campus Engineering and Sustainability
Concept Master Plan, Playa Vista, CA

Civil Engineer for the sustainable master plan for the 550,000ft²

historic renovation of the existing Hercules Campus, home to Howard Hughes' "Spruce Goose" hangar in Playa Vista. The plan envisioned the redevelopment of the existing campus buildings with new infrastructure and building systems to support film and television production, post-production studios, creative office space, and digital production facilities.

Delta Air Lines, LAX Delta T2/T3 Modernization Program, Los Angeles, CA

Lead Civil Engineer for the LAX T2/T3 Modernization Program for Delta

Air Lines. The project is currently in the concept design phase and

Anthony is responsible for the development of concepts for major utilities relocations on the airside (at both terminals) and coordination of the pavement reconstruction. Both elements have to be carefully designed to suit the phasing of the terminal reconstruction and renovation works, while minimizing the impact on Delta's operations.

Los Angeles World Airports, LAWA Utilities Planner, Los Angeles, CA

Part time role since June 2013. Responsible for planning airport-wide

utilities projects to support LAX's multi-billion dollar capital Investment Program. Currently responsible for overseeing a study to bring high quality recycled water into LAX to realize significant potable water savings by proving connections to the new Central Utility Plant and future terminal buildings. Anthony is also managing the development of a campus-wide utilities infrastructure plan (UIP) at LAX targeted at providing utility capacity and resilience to support the airport's multi-billion dollar capital investment program.

Stanford University, Wilbur Hall and Lagunita Court, Stanford, CA

Lead Civil Engineer for the upgrading of the existing underground utilities infrastructure at Wilbur Hall and Lagunita Court (two of Stanford University's housing campuses). Arup was scoped with locating and mapping existing underground utilities, assessing their condition, and identifying and designing upgrades as necessary. The project also includes the development of an interactive GIS model of all existing and proposed underground utilities as well as the design of ADA upgrades to both sites.

Section 5

Project Approach, Schedule, & Technology Requirements

PROJECT APPROACH

The Calle Real Campus Master Plan will provide an updated vision that provides a framework for the future development of the Calle Real Campus by identifying the highest and best use of its land and facilities. Our approach to developing the Master Plan is comprised of two main areas of focus.

The first area of focus is the Calle Real Campus. Our workplan includes interactions with key County stakeholders, leadership in the departments that are housed at Calle Real, and engagement with the community in the form of a single "open house" to present and discuss Master Plan options before the Final Master Plan is delivered. Note that one or more additional community engagement activity can be programmed in, depending on the desired frequency of communication by the County. This phase will also include the disposition of existing facilities and/or need for new facilities.

The second area of focus is on how best to monetize surplus properties in Goleta, Downtown Santa Barbara, or other locations as relevant (i.e. real estate and facilities no longer needed for County use). While this is a somewhat separate analysis running concurrently with the development of the Master Plan, the potential list of surplus properties will be very much informed by the results of the Master Plan. Similarly, potential revenues from property disposition can be used to help fund Master Plan recommendations

DETAILED WORK PLAN

The conceptual scope, which follows, describes how our team proposes to complete the requested scope of services to deliver an actionable Campus Master Plan for the Calle Real Campus.

PHASE 1: PROJECT START-UP

3 Weeks

The first step of the proposed process allows our team to collect and review pertinent background materials, confirm a process and data collection methodology, and meet with County Department liaisons. This first phase is intended to provide a mutual understanding of the process and desired outcomes and ensure that all expectations are aligned.

1.1. Team Organization

The core project leaders will complete general project start-up activities, including the identification and commitment of other individuals from the Consultant team and Santa Barbara County ("County"). During this step, the following will be communicated:

- Gensler Project Team - roles and responsibilities
- County Project Team - the County's working team who has primary responsibility for the project, including the County's primary point of contact
- County Steering Committee - the departmental liaisons with whom we will conduct working sessions throughout the project as well as from whom we can collect and qualify macro level data.

1.2. Background Materials Collection

Working with the County's Project Team, we will collect relevant background materials and critical data for review and use throughout the project. Methodologies for acquiring requested data not immediately at-hand will be discussed during the Kickoff Meeting (Task 1.3). The materials to be requested will include, but may not be limited to:

General Information

- Previous master plans
- Pertinent regulatory information
- County strategic plans
- Department organization charts and mission statements
- 5-year historic headcount and square footages by department
- County budgets for the last 10 years
- Current approved budget
- Previous related studies and reports
- Space standards (current and discontinued)
- Real estate indebtedness information
- Floor plans, CAD or hard copy format (as needed)
- Site maps, surveys and aerial photos, as available
- GIS data files
- Health Agency Services customer home address information (for GIS analysis)
- Employee home address information (for GIS analysis)
- Site utilities and infrastructure information including sewer, water, gas, electric, phone, site drainage (for major campuses)
- Existing traffic reports
- Regulatory, policy and jurisdictional information

Facilities Information

- Current department occupancy by facility
- Operating costs by owned facility
- Documentation for leased facilities and parking (existing and projected rent and cost schedule, length of term, number of parking spaces, etc.).
- Existing appraisals and valuations of owned facilities

- Parking: financial, real estate, and debt information; stall counts
- Facilities condition assessment information

1.3. Kick-Off Meeting

The Kick-off Meeting provides the opportunity for our broader project team to meet with the County Project Team. The session is intended to be an introduction to and confirmation of the process, as well as a facilitated discussion on the principle goals of the project. Specific activities include reviewing and confirming the following:

- Consensus on project goals, conditions, and priority issues
- Project team roles and responsibilities
- Project management review meeting schedule (e.g. bi-weekly meetings) and quality assurance tasks
- Scope and reach of project (i.e. the Calle Real Campus)
- Data collection approach and process
- Communication channels
- Key project deadlines and milestones
- Project deliverables
- Community stakeholders and outreach: desired levels
- County Steering Committee member confirmation
- Baseline planning assumptions

1.4. Data Collection Methodology Finalization

Based on the preliminary review of the background information available from the County and direction obtained at the Kick-Off meeting, the Gensler team will begin preparation for several parallel data collection efforts. A detailed description of the anticipated data collection methodology can be found in Phase 2.

1.5. County Steering Committee Workshop #1 - Project Strategies and Vision

Once the project process is finalized, a Project Strategies Workshop will be conducted with the County Steering Committee. The objective is to discuss the overall potential for the project while creating consensus among key project participants. The intent is to emerge from the meeting with a shared vision and a clear understanding of roles, responsibilities, and expectation for the broader team and members of their department. Specifically, the meeting will provide an opportunity to align the County Project Team and County Steering Committee visions for the project goals, objectives, process, and outcome. The following topics may be discussed:

- Explain the overall project, the research process, and expected final outcome
- Set expectation for the required level of County involvement
- Discuss the issues that County and individual departments are facing (e.g. growth/real estate development requirements, client service delivery changes/challenges, budget deficits/constraints, regulatory requirements, overcrowding/underutilization, parking, technology changes, etc.)
- Discuss specific issues and opportunities at Calle Real (e.g. vacancy, underutilized land, critical adjacencies, potential optimizations, etc.)
- Establish preliminary planning and development guiding principles for the Campus Master Plan, setting overall goals for the project

PHASE 2: DATA COLLECTION

4 Weeks

Upon approval of the detailed data collection methodology by the County, the Gensler team will proceed with the following parallel tracks of information and data gathering.

2.1. Department Surveys/Interviews

Electronic surveys will be sent to a representative from each of the identified departments who is well versed in the quantitative aspects of their respective facilities and departments. Questions will focus on such issues as:

- Department's function and mission
- Service delivery parameters and geographic reach
- Key workload indicators/drivers
- Projected departmental headcount growth
- Primary location/adjacency requirements
- Access/security needs
- Critical functional and proximity departmental adjacencies
- Customer/visitor requirements
- File storage/record management
- Meeting and support space requirements
- Parking – staff and public
- Pressing/critical issues at the facility level

Once the surveys are completed and returned, we will follow up with each representative, individually or in small groups, to review the results of the survey and discuss key issues in more detail. The discussions can either be over the phone or in-person, depending upon the complexity of our questions.

2.2. Site Tours

We will conduct tours of the identified County facilities to gain an understanding of existing conditions. The tours will help inform our team on how departments currently work and use the space they occupy, as well as offering insights into deficiencies.

Building Condition Assessment Reports provided by County will be reviewed in conjunction with the site tours for initial observations on the potential disposition of facilities.

2.3. Employee/Space Projection Research

The objective at this stage is to develop macro (high level) space needs for each department currently at Calle Real and those who could potentially be relocated to Calle Real. We suggest an approach that combines County's specific work styles with industry benchmarks and norms. **We acknowledge that an approach focusing on "bottoms-up" individual workstations or job classifications is not warranted at the strategic planning level.** We also know there are many drivers affecting employee headcount. We propose a multi-pronged approach, which will produce a set of clearly defensible projections. To develop the employee/space projections, in addition to the information gathered in the departmental surveys, we will research the following:

Historical Data Analysis: To assist in the process of developing useful forecasts, we will perform a statistical analysis of the relationship between historic employment and space usage. This will include a comparison analysis of headcount, population and employment trends.

Space Planning Guidelines Validation: If space standards and planning guidelines are unavailable, we will need to determine a set of defensible guidelines to apply to the headcount projections. Using our in-house best practices and benchmarking data, coupled with our understanding of global workplace trends, we will compare these requirements to the County's existing space design guidelines or current space assignments and suggest possible modifications appropriate to the County's work practices and culture.

2.4. Potential Surplus Property Inventory

- To support the property disposition portion of this study, we will collect from the County a current list of known surplus property candidates. Information to be provided on each property should include, as available:

- Property name
- Property address
- Assessor's parcel number
- Current use or existing occupants (if any)
- Recent appraisals
- Indebtedness information (if the property's value is being used as collateral)

We will work to uncover additional potential surplus properties as we develop the Master Plan and identify properties no longer needed for County use.

PHASE 3: ANALYSIS AND FINDINGS

6 Weeks

Upon completion of the data collection efforts, the Gensler team will analyze the information and conduct a series of interactive work sessions, both internally and with County representatives, to synthesize the collected information.

Our approach to both internal work sessions and meetings with the Steering Committee is to have them be as interactive, inclusive and focused as possible. During our internal work sessions in particular we make use of all the walls in a "war room" and work through issues in a dynamic setting with all the experts present. In our meetings with the Steering Committee, we can make use of graphic recording and exercises through which we garner feedback and additional input as our recommendations take shape.

3.1. Site Analysis (Calle Real)

We will conduct an analysis of the Calle Real Campus to help inform future development potential. The analysis will focus on several site aspects, including:

- Overall site context
- Topography/drainage (based on existing survey)
- Current and allowable land uses
- Historical/cultural context
- Experiential analysis (views, noise, climate, etc.)
- Access, pedestrian, bike and vehicular circulation
- Parking
- Public transportation accessibility
- Open space and landscape
- Facility/site disposition or re-use (based on existing facility condition assessment reports)

The analysis will be summarized in the documentation of opportunities and constraints, which will include narrative and diagrams conveying our understanding of critical development issues and the viability of current and potential uses on the site, both public and private and regulatory hurdles and opportunities.

3.2. Reuse Options Discussions

Gensler will confer with County and other stakeholder as relevant to hypothesize new use options for any properties no longer needed to support County services. Options could include renovation, demolition and/or new construction. We will identify any pertinent policies and regulations that would govern the amount and type of space that could be created in these locations. Due diligence will also be conducted to identify the physical site conditions (e.g. utilities etc.) that would influence how much and what type of space could be created.

3.3. Market Studies

Gensler will conduct market studies to forecast likely demand for the potential development sites. For all uses, we will draw on local insight by interviewing knowledgeable individuals and study local and regional data on employment, population, and development trends. The market analysis will identify the market niches that generate demand and the type of products that are most needed and are likely to be profitable.

3.4. Demand and Supply Gap Analysis

One of our initial tasks will be to outline the gaps between the existing County supply of facilities at Calle Real and the demands for space dictated by department operations and growth. This analysis will be one of the key drivers in determining the future direction of the County portfolio as we develop master planning options in the next phase.

3.5. Findings Review Workshop

We will reconvene with the County Project Team to review progress to date. During the meeting we will also determine what issues require further exploration, including more detailed discussions with certain departments or programs to better understand their needs.

3.6. Additional Research and Synthesis

During this activity we will incorporate what we learned from the Project Team Meeting into our analysis. We will also augment what has been learned to date with any additional reconnaissance at County facilities, with specific departments

or in further researching relevant workplace and service delivery trends.

3.7. County Steering Committee Workshop #2: Findings

To provide a summary of our findings from the data collection activities, we will facilitate a second meeting with the Steering Committee to present our final Findings Report.

PHASE 4: OPTIONS DEVELOPMENT

4 Weeks

4.1. Develop Suitable Alternatives

Based on the feedback obtained from the 2nd County Steering Committee Workshop, we will develop up to three (3) planning options that address site, programmatic and financial issues at the Calle Real Campus. The following will be considered:

Site Options

- Land Use
- Site and Building Location and Massing
- Access and Circulation
- Parking
- Landscape and Open Space
- Sustainable Strategies
- Infrastructure Recommendations
- Program Matrix
- Development Phasing

Supply and Demand

- Current and Projected Space Needs
- Customer Service and Office Locations
- Organizational and Cultural Drivers
- Departmental Adjacencies
- Underutilized Properties
- Service Delivery Geography
- Staff Retention and Recruitment
- Quality of the Workspace
- County Demographic Changes.

Financial Options

- Real Estate Markets and the Economy
- Due Diligence Concerns
- Financial Considerations
- Land Consolidation

The three Master Plan options will meet functional needs and fiscal realities, ultimately leading to “highest and best use”

recommendations that also fulfill the planning and development principles. The subsequent models will each take into account the issues of funding source restrictions and projected growth figures. In particular we will evaluate traditional methods, such as buy, build, or lease, as well as, other methods, including leaseback and public/private partnership. In parallel, we will evaluate the strategy for housing the County's facilities, consolidation and collocation opportunities, addressing future service delivery needs, providing adequate parking, and accommodating any projected change.

We will also prepare conceptual development or reuse alternatives for owned-sites no longer needed for County services (at Calle Real, Downtown, or other locations as directed), including diagrammatic building footprints/development envelopes, open space features, and existing site use relocations. Budget cost estimates for buildings site and related off-site improvements.

We will utilize our economist Gruen Gruen + Associates' real estate investment analysis program REALISM™ to estimate the feasibility and land/building value that would be supported by each of the development options identified during this phase. For each scenario, the estimated costs of development will be considered along with annual operating costs, income-producing rents or sales prices, and forecasted absorption factors to synthesize the real estate economics of each development option into cash flow forecasts. This analysis will result in the development of market and residual land value estimates for the development sites under evaluation.

4.2. County Steering Committee Workshop #3: Options Review

During the project process we will determine whether the County Steering Committee will be involved in narrowing the list of alternate scenarios. We have found that including a broader group consistently ensures that the project outcomes will have support from a breadth of staff. However, depending on the size of the Steering Committee, it may be more effective to limit this meeting to the County Project Team. In either event, this meeting will be an active dialogue between the Gensler team and the County about the pros and cons of each alternative. During the meeting, we will together narrow the list of options and build consensus for a particular real estate planning construct that will ultimately form the Campus Master Plan.

4.3. Proposed Community Outreach – Community Workshop

The Gensler Team will assist the County in conducting one community workshop to inform participants on the overall project process and goals, and to respond to the developing Master Plan options. Feedback from this meeting will be incorporated into the study as directed by the County Project Team. Below is a proposed framework within which each of the meetings can be conducted

The first part of the session, the Open House segment (a collection of informational posters, much like a “gallery walk”) provides an opportunity for those interested to better understand the overall study process as well as an opportunity to review the campus planning options developed by the team. Session participants are invited to wander through the “gallery” at their own pace to absorb information and fill out feedback/comment sheets if they are so inclined. A brief Overview Presentation may be made midway through the event for those interested in learning more about the scope of the study process. The gallery walk and brief presentation segments will include informational posters and graphics summarizing the campus planning process to date and the campus planning options developed by the Team.

The second part of the session will include small group discussions focused on the community's feedback to the planning options. These facilitated small groups offer attendees an opportunity to spend 30-45 minutes in discussions with other community and team members, with project staff members serving as session facilitators. These will be followed by focused report backs and synthesis from the small group discussions.

To support the proceedings, we will prepare a community workshop roadmap (an outline of how the event will be organized, information needed, preparation and review schedule, staffing needs, logistics, etc.). The roadmap will serve as the team's guide for planning and describing the community workshop. We will collaborate with County staff to develop the informational posters that will be displayed during the event. Gensler will also prepare draft and final workshop agendas, handouts and presentation materials and coordinate overall open house logistics. If needed, Gensler will work with County staff to determine the need/requirement to have materials available in multiple languages. Small group discussions will be facilitated and documented by Gensler and County staff. Gensler will prepare a summary of the conversations and community feedback. Such feedback will be incorporated into the development of the Final Campus Master Plan as directed by the County Project Team.

PHASE 5: FINAL CAMPUS MASTER PLAN

6 Weeks

All reports prepared by our Team will be delivered as an Adobe PDF file, enabling the County to produce additional copies as needed. Hard copies can also be produced (to be determined at a later date). Gensler will also deliver relevant Excel files, GIS datasets, and other documents created for this project.

5.1 Property Disposition Recommendations

Gensler will synthesize the tasks outlined above to identify preferred development/reuse options and disposition marketing strategies, along with their respective advantages and disadvantages. There may be trade-offs between decisions about the kind of development and the timing of regulatory and marketing steps to be taken. Issues such as which sites to market at various times, and the advisability of issuing "Requests for Proposals" to developer/investor groups will also be reviewed. While consensus may be reached on a disposition strategy, we will likely recommend more than one development scenario because of market, financial, or political perspectives. In the past, we have found that obtaining both the highest value and most community benefits for the disposition of a site is rarely achieved by insisting that development conform exactly to a pre-conceived plan. Instead, if a baseline value is established by demonstrating feasibility and identifying highest and best uses for the site, this leaves open the potential for further value enhancement by the buyer/user/developer, and the number of bidders and what they will conceive in terms of further value enhancements is maximized. Ultimately, the estimates of obtainable value from the analysis will feed into the analysis of the net costs and funding of new Calle Real campus facilities.

5.2 Draft Campus Master Plan Report

Gensler summarize all steps taken during the project process, including data collection, analysis, scenario development and recommendations, and document them in a Draft Campus Master Plan Report ("Draft Report") for the County to review. The Draft Report will also include a broad implementation outline, providing a roadmap for County illustrating how best to implement the study's recommendations.

5.3 Final Campus Master Plan Report

- Gensler will revise the Draft Report to include all feedback and comments from the County Project Team and develop the Final Master Plan Report. The final Campus Master Plan will include:
- Executive Summary
- Project/Process Narrative

- Planning and Development Principles
- Existing Conditions summary
- Financial Analysis
- Program
- Site/Facilities Plan
- Land Use
- Site and building Location and Massing
- Access and Circulation
- Parking
- Landscape and Open Space
- Infrastructure Strategies
- Sustainable strategies
- Costs

5.4 Implementation Guide

Included in the final Report will be a brief discussion of the activities associated with implementing the Campus Master Plan, including:

- An implementation timeline, summarizing activities and potential future expenditures
- Development priorities
- Guidelines for future space planning
- Change management activities to consider

5.5 Steering Committee Workshop #4: Final Presentation

Gensler will make one final presentation to the Steering Committee summarizing the final Campus Master Plan for Calle Real.

5.6 Board of Supervisors Presentation Document

Gensler summarize the key points of the Campus Master Plan into an executive presentation to be used during a Board of Supervisors meeting.

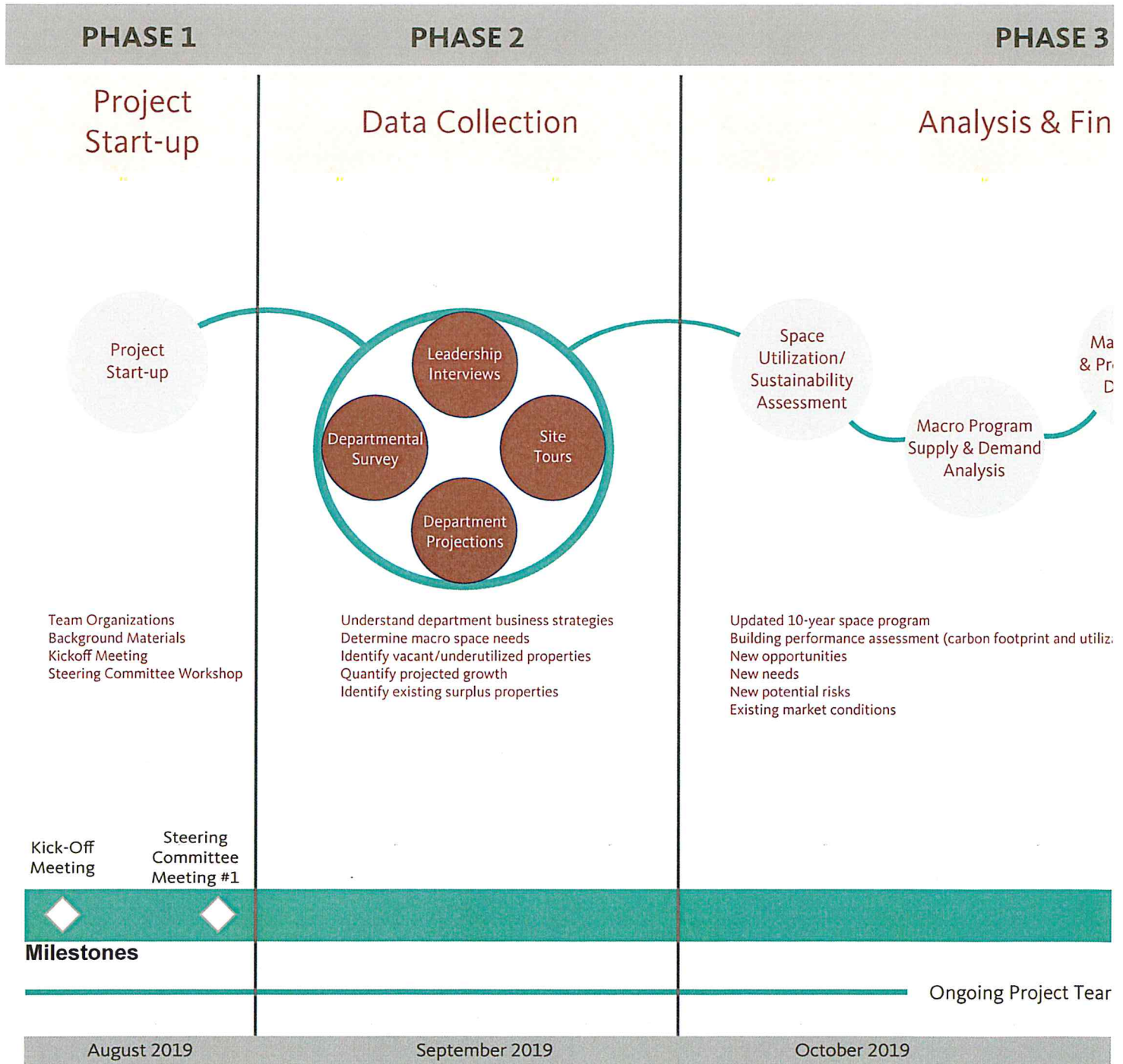
TECHNOLOGY REQUIREMENT

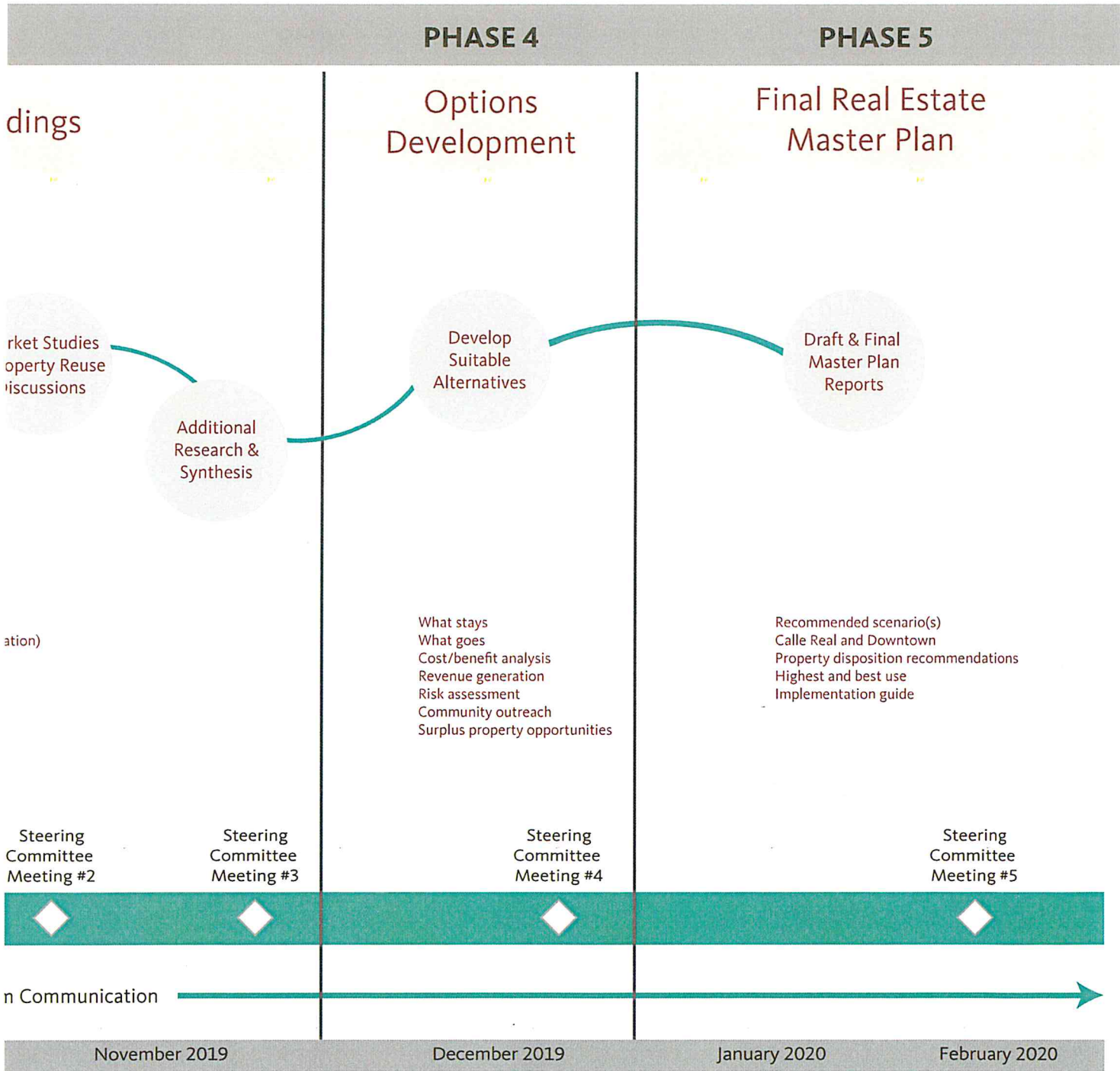
No special Technology is required from Santa Barbara County for the development of this Master Plan.

Calle Real Campus Master Plan Process

County of Santa Barbara

The process diagram below illustrates our approach the master plan process. It incorporates key steps and milestones during the life of the project, from startup through implementation planning. We believe our process will ensure that issues are thoroughly addressed and decisions made before proceeding from one phase to the next. And, that we are building to specific, actionable conclusions, rather than continuing to investigate a multitude of directions, which only expends time, energy and funds.





Section 6

Fee

The proposed fee below is a preliminary conceptual cost broken down in major phases.

Phase	Duration	Lump Sum Fee
Phase 1: Project Startup	Weeks 3	\$31,100
Phase 2: Data Collection	Weeks 4	\$47,900
Phase 3: Analysis & Findings	Weeks 6	\$131,170
Phase 4: Options Development	Weeks 4	\$120,830
Phase 5: Final Campus Master Plan	Weeks 6	\$108,020
<i>Estimated Reimbursables</i>		\$15,000
Total		\$454,020

Hourly Billing Rate

Category	Hourly Rate
Gensler	
Principal	\$250
Project Director	\$220
Director of Master Planning	\$220
Planner	\$130
Strategist	\$110
Gruen Gruen + Associates	
Principal	\$265
Senior Analyst	\$165
Campbell & Campbell	
Principal	\$175
Associate	\$120
Staff IV	\$90
Staff III	\$80
Staff II	\$60
Staff I	\$50
Rider Levitt Bucknall	
Cost Estimating	\$185
Arup	
Civil Engineer	\$280

Additional Services

For any services that Gensler may provide outside of the basic scope of services, Gensler will be compensated on an hourly billing rate basis. Hourly rates are revised on an annual basis.

The following are a few specific addition services the County may be interested in:

- Sustainable Campus Infrastructure Assessment – an evaluation of current campus infrastructure and the development of a plan to incorporate more energy-efficient and sustainable utility systems to support future campus growth.
- Caseload Density Mapping – a mapping analysis that plots the locations of current social services and public health customers in relationship to the facilities that support them. This is a good way to help gauge if your facilities are geographically located to best meet customer needs.
- Employee Commute Analysis – similar to the Caseload Density Mapping, this analysis looks at the commute times of County employees to help inform placement of new County facilities and/or the physical realignment of the portfolio in general.
- Occupancy Cost Analysis – One way to help understand the economic impact of Plan recommendations is to compare current occupancy costs with future “post Plan” occupancy costs. The assessment would include all costs associated with building operations (debt payments, rent, utilities, ongoing maintenance, planned capital outlay, etc.).

Reimbursable Expenses

Reimbursable items include models, renderings, photography, printing, reproduction, reproducibles, facsimiles, long distance telephone calls, delivery and messenger services, permit fees, sales taxes, travel, travel time, CAD plots, and translations. Gensler will invoice the County for the actual cost of the reimbursable items plus fifteen percent (15%) to cover administrative and accounting costs.

Section 7

Insurance

Gensler has reviewed the contract proposed by the County of Santa Barbara and would like to note a few exceptions identified below.

Sec. 7: Strike standard of quality for products. We are providing services not products so this is not applicable. The standard of care governing services is addressed in the preceding sentence.

Sec. 11: We need clarification that transfer of ownership of documents to the County is contingent upon payment of the fees for those documents.

Sec 11: If we turn over ownership of the documents, we need protections in the even they are modified or improperly implemented without our involvement. Thus, we need the following term added:

“COUNTY will indemnify and hold CONTRACTOR harmless from and against any and all claims, liabilities, suits, demands, losses, damages, costs, and expenses (including reasonable legal fees and costs of defense), accruing or resulting to any persons, firms, or other legal entities, on account of any damages or losses to property or persons, including death or economic loss, arising out of the unlicensed use, or the transfer or modification of the Documents and/or Intellectual Property.”

Exhibit C Indemnification and Insurance Requirements: Please strike obligation to provide an up-front defense with counsel of County's choosing. Cal. Civ. Code 2782.8 prohibits a design professional from being required to indemnify for more than its provide an up-front defense before its proportionate share of negligence has been established. Thus the requirement for an up-front defense needs to be removed. Legal fees are covered as part of the indemnity obligation below.

Exhibit C, Sec. B.4: Our professional liability insurance policy does not allow us to waive subrogation. Thus, we need to note that waiver of subrogation does not apply to that policy.



Public-Private Partnership

We understand that the challenges of planning, financing, constructing, and operating critical public/civic infrastructure, that continue to grow in the face of increasing demand for services and economic uncertainty. With a broad base of leading industry experts in infrastructure, Gensler is well-positioned to perform the role of an independent, impartial adviser to clients, stakeholders, and governments.

Gensler has the right mix of talent and experience to design, finance, build, and manage a modern, forward-thinking P3 project. Our work on the Los Angeles County Administration Building as well as recently-awarded Vermont Corridor has given us the inside track with local public office and civic center projects. Collectively, our team has a reputation for getting projects financed, approved, built, and delivered – on time and on budget - across a wide array of project types.

Gensler has teamed with government agencies and private companies on several successful public-private partnerships, including the select following:

- LA County Administration Building, Los Angeles, CA
- Vermont Corridor, LA County Department of Mental Health, Los Angeles, CA
- AltaSea at the Port of Los Angeles, San Pedro, CA
- Burlingame Bay Park, Burlingame, CA
- Ford Center at the Star, Frisco, TX
- Dallas Cowboys World Headquarters at the Star, Frisco, TX
- County of Santa Clara Civic Center Master Plan, San Jose, CA
- Mopa Airport, Master Plan and Terminal Concept, Mopa, GA
- JetBlue JFK, Terminal 5, New York, NY
- SAP HanaHaus, Palo Alto, CA
- Julia Ideson Library Building, Houston, TX
- UC Berkeley Richard C. Blum Hall, Berkeley, CA
- Mid Main Lofts (Mixed-use TOD), Houston, TX
- JW Marriott, Downtown Houston
- Rackspace Austin, Dillard's Highland Mall Adaptive Reuse, Austin, TX
- Royal Caribbean Entertainment Production Studio, North Miami, FL
- Carnegie Mellon University - Gateway Project, Pittsburgh, PA
- New Carrollton Station (Transit-oriented Development), New Carrollton, MD



Public Sector Experience

Gensler has programmed, planned, and designed facilities for public and private clients in California and throughout the United States since its inception in 1965. Our public sector clients in California include:

State of California

California Community College System (various)
California State University System (various)
California Dept. of Corrections and Rehabilitation
Dept. of Motor Vehicles Strategic Facilities Plan
University of California System (various)

County Agencies

County of Alameda (various)
County of Los Angeles (various)
County of Marin Facilities Master Plan
County of Monterey Facilities Master Plan
County of Orange (various)
County of San Bernardino Master Space Plan
County of San Luis Obispo Facilities Conceptual Plan
County of Santa Clara Strategic Facilities Master Plan
County of Sonoma Comprehensive County Facilities Plan



Local Government Agencies

City of Anaheim Architecture and UD Peer Review
City of Beverly Hills Gateway Development Feasibility
City of Long Beach

- Port of Long Beach Administration Building
- Schroeder Hall Reuse Plan City of Los Angeles

City of Los Angeles

- Appointed Charter Reform Task Force
- City Charter Strategic Communications Program
- Community College District
- Constituent Service Center Strategy
- Convention Center East Hall Renovations
- Los Angeles Department of Water & Power
- Los Angeles Police Department
- Los Angeles World Airports (numerous projects)
- Office Facilities Master Plan
- Port of Los Angeles New Administration Headquarters
- Public Works Strategic Plan Framework
- Reseda Feasibility Study
- San Fernando Valley Civic Center
- Urban Design Principles
- Walkability Guidelines
- West Valley Constituent Center

City of San Clemente Civic Center Needs Assessment
City of San Diego CCDC Facilities Needs Assessment
City of Santa Monica

- Office Space Needs Assessment
- Santa Monica College (various)
- Airport Land Use Study, Outreach, Education Facilitation Series
- Beach Improvement Group (BIG Project)

Los Angeles Unified School District (various)
Metropolitan Water District
Water Replenishment District of Southern California

Abu Dhabi
Atlanta
Austin
Baltimore
Bangalore
Bangkok
Beijing
Birmingham
Bogotá
Boston
Charlotte
Chicago
Dallas
Denver
Detroit
Dubai
Houston
Hong Kong
La Crosse
Las Vegas
London
Los Angeles
Mexico City
Miami

Minneapolis
Morristown
Munich
New York
Newport Beach
Oakland
Philadelphia
Phoenix
Portland
Raleigh-Durham
San Antonio
San Diego
San Francisco
San Jose
San José
São Paulo
Seattle
Shanghai
Singapore
Sydney
Tampa
Tokyo
Toronto
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Gensler

County of Santa Barbara
General Services Department, Capital Projects
1105 Santa Barbara Street
Santa Barbara, CA 93101



REQUEST FOR PROPOSAL (RFP)

FOR THE

County of Santa Barbara

**Calle Real Campus Master Plan
Project 8805**

March 4, 2019

SUMMARY OF RFP

If you did not receive this RFP from GS Capital Projects, kindly register your interest by emailing the Project Coordinator, Leann Anderson at andersonl@countyofsb.org . This will ensure you are alerted of any schedule changes, addenda, etc. Information related to this, and all Capital Projects RFP's and bids can be accessed at <http://countyofsb.org/gs/capitalprojects/bids.sbc>

Request for Proposals to develop the Calle Real Campus Master Plan

The County of Santa Barbara ("County") is requesting proposals for Master Planning Services associated with the Calle Real Campus, the largest County campus, located in Goleta California. **Phase I of the contract is anticipated to be for a term of 1 year, with the potential to expand as deemed necessary by the County.**

Questions Regarding This RFP:

Proposers are specifically directed not to contact any County personnel, other than the Contact Person indicated below, for any purpose related to this RFP. **Unauthorized contact of any County personnel may be cause for rejection of a vendor's proposal.** All inquiries concerning this RFP should be directed to the following Contact Person:

Celeste Manolas,
General Services Capital Projects Manager
cmanolas@countyofsb.org

Submission of Proposals:

Envelopes containing the Proposals are to be marked:

"RFP Calle Real Campus Master Plan, Project 8805"

Projected Timetable:

The following dates, aside from the proposal due date, are set forth for information and planning purposes only. Dates may be changed by County upon notice to prospective proposers:

March 4, 2019.....Request for Proposal is released
March 12, 2019 Pre-Proposal Skype Conference, 2:00PM PST,
Dial in is (805) 681-5448, Conference ID: 432561
April 11, 2019..... Proposals due by 3:00 PM PST
May, 2019..... Shortlist identified
June, 2019..... Interviews of Selected Responders
August, 2019..... Scope Finalized/ BOS Awards Contract

Responses received after the above time **may not be accepted, at the sole judgement of the County.** Proposers are responsible for ensuring the timely receipt of their Proposals.

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I. GENERAL INFORMATION

A. Project Background

1. Calle Real Campus:

In 1910 the county purchased what is now known as the Calle Real Campus, some 300 acres between Hollister Avenue south of US Highway 101 and north of Cathedral Oaks (Attachment 1). The first buildings to be constructed were public health care related with a tuberculosis (TB) hospital, doctor's residence and nurses' quarters. A number of support buildings were also placed on the property at that time which included, barns, chicken coops, laundry and storage sheds; all to support the TB facilities. For the next 146 years, numerous buildings were constructed on the site, ranging from fire stations and clinics to juvenile and adult lock-down facilities, and most recently the County's Emergency Operations Center.

2. Project Background:

While the county has been constructing facilities over time, and has been improving facilities as funding permits, there is an urgent need to revisit the vision for the campus. The County's planning process, as is the case with many public entities, is generally swayed by the availability of State and other funding to repair, alter, and construct new facilities. While this is inevitable with the limited funding available to develop long term facility strategies and actually implement them within foreseeable timeframes, it is only by assembling County Departments, stakeholders, etc. that synergies can be identified to facilitate cohesive strategies and break down silos.

The County is seeking to develop a long term facilities master plan for the Calle Real Campus. The plan will have phased implementation, to manage the best use of available existing facilities and land. It will explore the potential of developing a service center where County residents can receive one stop shop type services for permits, licenses, etc. Consolidating the majority of County services and departments in a central, easily accessible location fosters collaboration among employees and makes it easier for our citizens to obtain services.

In 2003, the County developed the [Calle Real Campus Urban Design Guidelines](https://cosantabarbara.box.com/s/prj7zfelajqrmfengbapzrodzqb1dyey) (<https://cosantabarbara.box.com/s/prj7zfelajqrmfengbapzrodzqb1dyey>), which documented the history of the existing facilities, and, in conjunction with the [Countywide Facilities Policy Framework – County Facilities Master Planning document](https://cosantabarbara.box.com/s/p23cb6bcxg0h3idqmbv22y3skyf48ttm) (<https://cosantabarbara.box.com/s/p23cb6bcxg0h3idqmbv22y3skyf48ttm>), endeavored to establish the structure by which future facilities would be planned and implemented.

Since that time, the County has added facilities to most every campus, and has been challenged, particularly at the Calle Real campus, with what steps to next take in an effort to:

- Maximize current vacant space; both within underutilized buildings, as well as vacant land
- Identify departmental synergies, potentially developing “precincts” within the Calle Real campus in order to streamline services internally and externally
- Eliminate buildings beyond their useful lives which would be more economical to rebuild new
- Re-align the facilities plan with the County's Renew 2022 initiatives in order to best

serve the constituents, staff, and stakeholders.

- Address community needs, including action items identified in the Eastern Goleta Valley Community Plan:
<http://longrange.sbcountyplanning.org/planareas/goleta/documents/EGVCP/EGVCP%20Adopted%20w%20CCC%20Modifications%20FINAL%20Online%20Version.pdf>

The County seeks to identify the highest and best use of its properties, as well as limitations imposed by (but not limited to) geography, topography, seismic, fire and other life safety risks, cultural resources, adjacent existing land uses, operational concerns of the subject facilities, environmental and residential concerns, reuse options for the existing facilities, and County growth and development concerns particular to this site and in conjunction with public services offered at the Downtown campus.

It is envisioned that the Calle Real Campus Master Plan deliverables will include:

- A land use plan for new county facilities
- An implementation plan for county facilities (major renovation and/or new construction)
- An implementation plan for underutilized County assets
- Cost estimate and recommendations for packaging future projects resulting from the master plan.

In addition, the County seeks a qualified consultant team who can assist with further exploring:

- Development opportunities to shift County services from the downtown Santa Barbara campus to Calle Real, potentially vacating downtown buildings.
- A public private partnership (P3) or other strategies to develop and then implement the master plan leveraging downtown campus facilities, with the intent to limit/reduce risk to the County and to maximize the revenue stream to the County.

B. Qualifications and Services

1. Core Team Competencies:

- Demonstrated success in planning complex public agency sites in urban and suburban settings
- A history of actively engaging the community
- Experience in the design and programming of multi-agency governmental complexes
- Successful integration of public recreation components, sustainable design elements, and energy efficient principles in public entity master plan initiatives.

2. Enhanced Strengths

- The ability to perform market analyses to determine the financial viability of developing replacement facilities thus liquidating vacated space in a potential public private partnership (P3) scenario, and other scenarios in order to provide the County with multiple options for consideration.
- Experience with analyzing development options, including P3, which may shift County services and free up public buildings for private development in exchange for developing new replacement facilities.

C. Services Provided by the County

The County will assign a Project Manager who will oversee the contract, arrange for staff assistance as may be required, provide documentation available and deemed beneficial to the process, and will facilitate stakeholder and community meetings. County will be available to meet and discuss project requirements at key junctures in the process as identified by the Consultant.

D. Selection Process and Criteria

1. Process

All Proposals received by the specified deadline will be reviewed by an Evaluation Committee comprised of County staff. After the initial scoring, the Evaluation Committee may select those firms deemed most qualified for this project for further evaluation. Interviews of these selected firms may be conducted as part of the final selection process. Proposers are advised that the County, at its option, may award a contract strictly on the basis of the initial Proposals, and not create a short list of Proposals for further consideration. The firm selected by the Evaluation Committee will be recommended to the Board of Supervisors for this project. Please note, the Board is not bound to accept the recommendation or award the project to the recommended firm.

The County reserves the right to reject any and all Proposals and to waive informalities and irregularities in any Proposals received. Absence of required information may render a Proposal non-responsive, in the sole discretion of the County, resulting in rejection of the Proposal.

The County may, during the evaluation process, request from any proposer additional information which the County deems necessary to determine the proposer's ability to perform the required services. If such information is requested, the Proposer shall be permitted five (5) working days to submit the information requested.

An error in the Proposal may cause the rejection of that Proposal, however, the County may, in its sole discretion, retain the Proposal and make any corrections it deems appropriate. The County reserves the right to select the Proposal which in its sole judgment best meets the needs of the County, or to consider other proposals outside of the RFP process. The recommendation by the Evaluation Committee, and the final selection of a proposer by the Board of Supervisors, shall be based on any information and criteria the Evaluation Committee and Board consider relevant, which may include criteria beyond those listed below.

All firms responding to this RFP will be notified of their selection or non-selection via email after the Evaluation Committee has completed the selection process.

2. Selection Criteria

The following is a list of general criteria that may be used by the Evaluation Committee in determining its recommendation to the Board of Supervisors. Please note that the Evaluation Committee may consider any information they deem relevant in determining a recommendation to the Board of Supervisors, and may give each of the criteria considered as much weight as they consider appropriate.

- Proposer's understanding of the RFP requirements and desired outcomes (10 points)

- Proposer's proposed strategy and approach to tasks (10 points)
- Proposer's experience and demonstrated success on similar projects, most notably, experience with public works planning endeavors (20 points)
- Availability to commence the master plan expeditiously, and subsequent implementation chronologies and/or timelines (5 points)
- Client references (25 points)
- Qualifications of proposer's staff for the project (25 points)
- Other factors the Evaluation Committee deems relevant (5 points)

3. Solicitation Caveat

The issuance of this solicitation does not constitute an award commitment on the part of the County, and the County shall not pay for costs incurred in the preparation or submission of Proposals. The County reserves the right to reject any or all Proposals or portions thereof if the County determines that it is in the best interest of the County to do so.

Failure to furnish all information requested or to follow the format requested herein, or the submission of false information, may disqualify the proposer, in the sole discretion of the County.

E. Time

Time and the time limits stated in this RFP are of the essence of this Request for Proposal.

F. Standard County Master Terms and Conditions

No agreement with the County is in effect until a contract has been signed by both parties. Attached to this RFP as Exhibit "B" is the County's Independent Contractor agreement, which is in substantially the form the successful proposer will be expected to sign. The final agreement may include the contents of the RFP, any addenda to this RFP, portions of the successful proposer's Proposal and any other modifications determined by the County to be necessary prior to its execution by the parties.

The standard County draft contract included in this RFP is for informational purposes and should not be returned with a Proposal; however, the Proposal shall indicate those specific provisions of the agreement to which the proposer takes exception and why. The raising of significant exceptions in a Proposal, as determined in the sole discretion of the County, may be cause for rejection of the proposer's Proposal.

The selected proposer will be required to execute an agreement with the County for the services requested in a timely manner. If agreement on the terms and conditions of the contract that are acceptable to the County including, but not limited to, compensation, cannot be achieved within that timeframe, the County reserves the right to continue negotiations or to award the contract to another proposer and begin negotiations with that proposer.

Proposer must identify and provide contact information in their Proposal of the individual within their organization who is authorized to negotiate the terms and conditions of any agreement between proposer and County.

G. Modifications to Scope of Work

The scope of work shall be mutually finalized, and may involve scoping meetings for which the consultant shall be compensated based on an initial services proposal and agreement. Engagement in a scoping phase does not constitute acceptance of any fee proposal. If agreement on the terms and conditions of the final contract that are acceptable to the County including, but not limited to, compensation, cannot be achieved within a reasonable timeframe, the County reserves the right to continue negotiations or to award the contract to another proposer and begin negotiations with that proposer. In the event that sufficient funds do not become available to complete all the services contemplated in this RFP, the scope of services shall be amended, at the sole discretion of the County. The County may also, from time-to-time, request changes in and/or additions to the services to be provided by the successful proposer. Such changes, including any increase or decrease in compensation, which are mutually agreed upon by and between the County and the successful proposer, shall be incorporated into the contract prior to execution of the contract, and by written amendments thereto after execution.

The County reserves the right to continue to build upon the master planning process by augmenting the scope to address other County campuses. At the discretion of the Board of Supervisors, the County may choose to request a proposal for such additional services, dependent on performance, funding, and other factors as deemed appropriate by the County.

H. Compensation

Compensation shall be agreed upon by County and the successful proposer to be included in the final agreement for services.

I. Statutes and Rules

The terms and conditions of this RFP, and the resulting consulting services and activities performed by the successful proposer, shall conform to all applicable statutes, rules and regulations of the federal government, the state of California and the County of Santa Barbara.

J. Background Review

The County reserves the right to conduct a background inquiry of each proposer that may include collection of appropriate firm history information, contractual and business associations and practices, employment histories, reputation in the business community and financial condition. By submitting a Proposal to the County the proposer consents to such an inquiry and agrees to make available to the County such books and records the County deems necessary to conduct the review.

II. PROPOSAL INFORMATION AND REQUIREMENTS

A. General Instructions

To receive consideration, Proposals shall be made in accordance with the following general instructions:

- No oral, telephonic, telegraphic, e-mailed or faxed Proposals will be considered.
- The submission of a Proposal shall be an indication that the proposer has investigated and satisfied him/herself as to the selection process to be used by the County, the conditions to be encountered, the character, quality and scope of the work to be performed, and the

requirements of the County.

B. Business Address

Proposers shall furnish their business street address. Any communications directed either to the address so given, or to the address listed on the sealed Proposal container, and deposited in the U.S. Postal Service by Certified Mail, shall constitute a legal service thereof upon the proposer.

C. Corrections and Addenda

Should a proposer discover any ambiguity, conflict, discrepancy, omission, or other error in this RFP, the proposer shall immediately notify the Contact Person of such error in writing and request clarification or modification of the document. Modifications will be made by addenda as indicated below to all parties in receipt of this RFP.

Addenda issued by the County interpreting or changing any of the items in this RFP, including all modifications thereof, shall be incorporated in the Proposal.

D. Proposal Format and Contents

For ease of review and to facilitate evaluation, the Proposals for this project should be organized and presented in the order requested as follows:

1. Cover Page:

Include a letter of introduction signed by an authorized representative of the firm containing the following language:

- The undersigned certifies that all statements in the Proposal are true and correct; and that any material false statement contained in this proposal shall entitle the County to pursue any and all remedies authorized by law and/or declare any contract made as a result thereof, to be void.
- Indicate the name of the firm and the RFP project title clearly on the cover sheet.

2. Corporate/Agency Profile:

Provide specific information concerning the firm in this section, including all of the following:

- The legal name, address and telephone number of your company
- The type of entity (sole proprietorship, partnership, or corporation and whether public or private).
- The name and telephone number of the person(s) in your company authorized to execute the proposed contract.

If two or more firms are involved in a joint venture or association, the Proposal(s) should clearly delineate the respective areas of authority and responsibility of each party.

All parties signing the Agreement with the County shall be individually liable for the completion of the entire project even when the areas of responsibility under the terms of the joint venture or association are limited.

3. Qualifications and Experience:

This section is designed to establish the proposer as an entity with the ability and experience to operate the program, or provide the services, as specified in the RFP.

Provide specific information in this section concerning the proposer's experience in the services specified in this RFP, preferably within the state of California and ideally with Public agencies. Include all of the following:

- The proposed team to be assigned to the project;
- Number of years providing services;
- Examples of completed projects;
- Documentation of satisfactory past performance/references.

Provide a minimum of three (3) references for similar services rendered (must be within the last five years. Each reference shall include:

- A current point of contact, email address, and a phone number.
- Date of the original contract;
- End date of the contract;
- Services rendered;
- Names, addresses, email and telephone numbers of contact persons within client agencies for whom the services have been provided.

Vendor shall be responsible for ensuring the provided contact person is available and willing to provide a reference. Failure of the contact to provide the requested reference in a timely fashion will result in a negative score.

4. Credentials/Resumes:

Of critical importance is the composition of the team proposed to provide services on this project. Credentials and resumes of the person(s) responsible for administering or providing the services must be provided.

Proposer shall specifically provide the following information on all management, supervisory, and other key employees who will be providing service:

- Proposed role
- Education, credentials attained
- General experience
- Experience or education related to the RFP project
- List of projects the team member has been involved with while employed by the submitting firm. Should relevant experience be listed that is not during the person's tenure with the firm, it should be clearly noted as such, and the previous employer must be listed accordingly.

Proposer shall list consultant firms, if any, that will be used for this project and their relevant experience. Proposers should also describe any partnerships (i.e. architect & developer) being proposed for the project.

County will consider proposed agreements that involve the proposer's use of subcontractors. List all subcontractors you plan to use for this project and their relevant experience. Such subcontractors will be acting as independent contractors and not as agents of the County.

5. Project Approach, Schedule, and Technology Requirements:

Provide a detailed description of the methodology proposed to perform all required services. The project approach should include specific details with regard to anticipated tasks, meetings, studies, etc. Provide specific information and details to the extent possible.

Include any additional information and options that you feel may be advantageous to the County. Label options clearly and specifically.

Include specific details with regard to a work schedule which targets commencement, or start up, on or before summer 2019. This schedule should contain specific milestones and dates of completion which will be used to set schedules. Also identify the extent of County personnel involvement deemed necessary, including key decision points at each stage of the project.

Specify any non-standardized software and computer technology that is anticipated to be used in rendering the services. The intent of this section, is to identify any resources the County would be expected to invest in beyond our existing MS Windows/office based systems, in order to participate in the project execution envisioned by the consultant.

Do not include brochures and advertisements in your Proposal unless the content they provide is identified and included specifically in your description of the methodology and/or approach to the services you are proposing to provide the County.

6. Fee:

The Proposal shall list a preliminary conceptual cost to complete the master planning endeavor, broken down by category of products and services, based on the firm's experience performing similar services. The intent is to provide the County with a basis from which to finalize funding prior to commencing services, and shall not be considered in the scoring of any firm. Please include hourly rates for each level of staff contemplated, and the phases corresponding to the consultant's timeline and milestones.

7. Insurance:

The selected proposer will be required to obtain, as a condition of the award of a contract, and the Proposal shall state that the proposer will obtain the insurance as required in the attached Exhibit "B."

8. Additional Information:

Include any other information you believe to be pertinent but not required, including factors the County may value such as experience with successful sustainable design implementation, experience with some of the alternative approaches being considered such as P3, experience working community interests into municipal master planning processes and outcomes, etc.

9. Confidential Information:

Proposers are cautioned that the County is a public entity, thus materials designated as “confidential” may nevertheless be subject to disclosure. The County does not wish to receive confidential or proprietary information; proposers are advised not to supply such information except when it is absolutely necessary.

IF CONFIDENTIAL INFORMATION IS SUBMITTED:

1. ALL CONFIDENTIAL INFORMATION MUST BE STAMPED WITH A “CONFIDENTIAL” WATERMARK AND PLACED IN A SEPARATE TABBED SECTION #9 OF THE RFP MARKED “CONFIDENTIAL”.

2. Any documents labeled “CONFIDENTIAL” shall include the following statement signed and placed on the first page of the CONFIDENTIAL material:

“ (legal name of proposer) shall indemnify, defend and hold harmless the County of Santa Barbara, its officers, agents and employees from and against any request, action or proceeding of any nature and any damages or liability of any nature, specifically including attorneys' fees awarded under the California Public Records Act (Government Code §6250 et seq.) arising out of, concerning or in any way involving any materials or information in this Proposal that (legal name of proposer) has labeled as confidential, proprietary or otherwise not subject to disclosure as a public record.”

By: _____ Date: _____

III. POST RFP ISSUANCE

A. Questions

Questions should be submitted via email to:

Celeste Manolas,
General Services Capital Projects Manager
cmanolas@countyofsb.org

Questions will be discussed at the pre-proposal meeting, after which an addendum will be issued with written responses to those questions where the answers may change the scope of services. Although the County will endeavor to address additional questions beyond the pre-proposal meeting, questions submitted untimely may not be addressed based on the limited timeframe prior to receiving proposals.

B. Pre-Proposal Meeting

A Pre-Proposal Skype meeting has been set for March 12, at 2:00PST. The following is the call-in number and conference code:

(805) 681-5448 Conference ID: 432561

The purpose of the conference is to allow proposers an opportunity to ask questions and/or provide feedback to County staff on specifics of this RFP. Preliminary answers may be given at the Pre-Proposal meeting, however, these responses are only preliminary and will not be final until they are provided as an addendum to the RFP. While some input obtained at the meeting may be incorporated into the RFP via addenda, remarks and explanations made at the meeting

shall not change the provisions of the final RFP. All interested parties who may have questions are urged to participate.

C. Proposal Submission

The proposer shall submit six (6) written copies of the Proposal and, one (1) copy on thumb drive. Proposal shall be in an envelope clearly labeled:

“Calle Real Campus Master Plan, Project 8805”

Please submit all Proposals to:

**County of Santa Barbara General Services
Attn: Celeste Manolas, Capital Projects
1105 Santa Barbara St.
Santa Barbara, CA 93101**

Proposals may be delivered in person, by courier service or by mail to the address indicated above. **ALL PROPOSALS MUST BE SEALED AND RECEIVED BEFORE 3:00PM PST**, at the above office and address. It is strongly suggested that any proposers intending to hand deliver a proposal on the last day for submission allow ample time to park and travel to the location in downtown Santa Barbara.

Only one Proposal may be submitted from each proposer.

RFP Proposals are not publicly opened.

D. Withdrawal and Submission of Modified Proposal

A proposer may withdraw a Proposal at any time prior to the submission deadline by submitting a notification of withdrawal signed by the proposer or his/her authorized agent via email. Another Proposal may be submitted prior to the deadline. A Proposal may not be changed after the designated deadline for submission of Proposals.

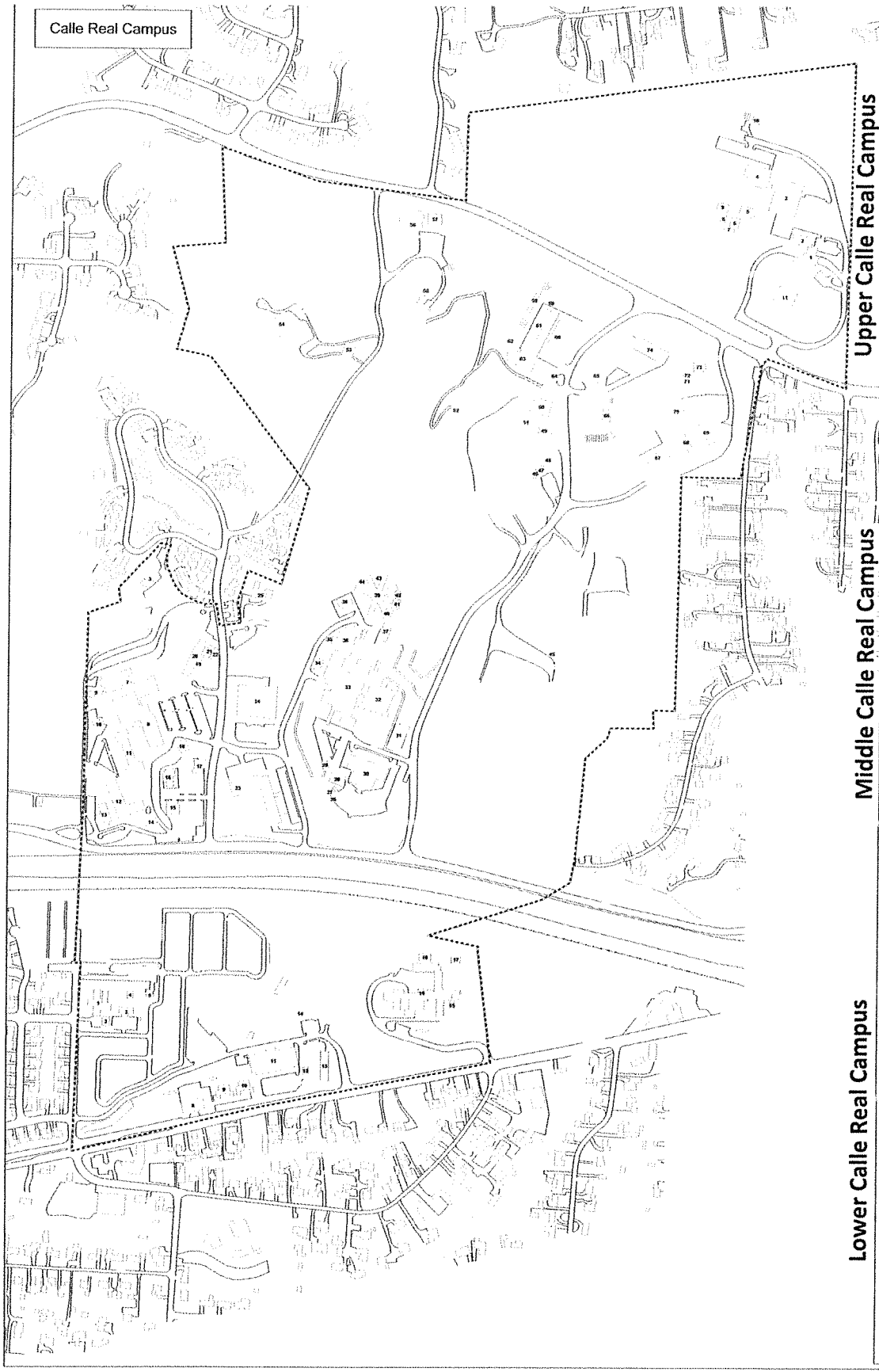
E. Disposition of Proposals and Proprietary Data

All materials submitted in response to this RFP become the property of the County. Any and all Proposals received by the County shall be subject to public disclosure and inspection, except to the extent the proposer designates trade secrets or other proprietary data to be confidential, after the Evaluation Committee has completed its deliberative process and either the proposer has been informed that they are not the vendor selected by the Evaluation Committee for recommendation to the Board of Supervisors, or the matter has been set for consideration before the Board of Supervisors, whichever comes first.

Material designated as proprietary or confidential shall accompany the Proposal and each page shall be clearly marked and readily separable from the Proposal in order to facilitate public inspection of the non-confidential portion of the Proposal. The County will endeavor to restrict distribution of material designated as confidential or proprietary only to those individuals involved in the review and analysis of the Proposals.

IV. EXHIBITS

Exhibit "A", Calle Real Campus Keyed Diagram



Upper Calle Real Campus

Middle Calle Real Campus

Lower Calle Real Campus

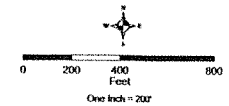
Upper Calle Real Campus		
#	Foot Code	Name
1	870002	Fire PD Warehouse
2	870001	Fire PD
3	870011	DMG HQ
4	870016	DMG Auditorium
5	870015	DMG Special Ed Facilities
6	870021	DMG Special Ed Facilities
7	870021	DMG Special Ed Facilities
8	870021	DMG Special Ed Facilities
9	870021	DMG Special Ed Facilities
10	870021	DMG Special Ed Facilities
11	870020	DMG
Total		17,000

Middle Calle Real Campus		
#	Foot Code	Name
1		DMG
2		DMG
3	480007	South Hill Children Services
4		DMG
5		DMG
6		DMG
7	420014	PHD Building 2
8	420015	PHD Building 2
9	420006	Shelton House
10	420004	PHD Admin Bldg 201
11	420003	Law Admin Bldg 151
12	420002	Crash House Bldg
13	420001	Crash House Bldg
14	420001	Crash House Annex
15	420001	Crash House Annex
16	420000	Administrative Office
17	420002	Administrative Office
18	420001	Old Center Building
19		DMG
20	420001	Center Building
21	420006	Health Unit Modular
22	420009	Shelton Admin Services
23	420006	PHD Admin Bldg 201
24	420021	Small Storage Building
25	420021	Small Storage Building
26	410001	Shelton Capital Project Office
27	410004	Shelton Storage Facilities
28	410001	Shelton Property Storage Building
29	410009	Shelton Car Wash Station
30	410001	Shelton Administration Building
31	410001	PHD Dispatch Center
32	410001	Shelton Reception Center
33	410001	Shelton South Court Hall
34	410001	Shelton Printing Shop
35	410001	Shelton Post Office
36	410001	Shelton Mail Center
37	410001	Shelton Mail Center
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96	410001	Shelton Mail Center
97	410001	Shelton Mail Center
98	410001	Shelton Mail Center
99	410001	Shelton Mail Center
100	410001	Shelton Mail Center
Total		17,000

Lower Calle Real Campus		
#	Foot Code	Name
1	870001	DMG
2	870002	Search & Rescue Building
3	870001	Shelton Career Facility
4	870003	Shelton Career Office Annex
5	870001	Shelton Career Storage
6	N/A	
7	N/A	
8	870001	Fire Station 11
9	870001	Fire Station 12
10	870001	Shelton 2011 Facility
11	N/A	
12	N/A	
13	N/A	
14	N/A	
15	870001	Shelton Hall - 1st Modular
16	870001	Shelton Hall - 2nd Modular
17	870001	Shelton Hall Storage
18	N/A	
Total		41,000



- Legend**
- Campus Boundary
 - Buildings
 - Storage Units
 - Buildings outside campus
 - Walls
 - Sidewalks
 - Roadway Hardscape
 - Railroad
 - Gutters
 - Fences
 - Bridges



**Exhibit "B", Sample Santa Barbara County Independent Contractor
Agreement**

Exhibit "B" Sample County of Santa Barbara Independent Contractor Agreement

AGREEMENT FOR SERVICES OF INDEPENDENT CONTRACTOR

THIS AGREEMENT (hereafter Agreement) is made by and between the County of Santa Barbara, a political subdivision of the State of California (hereafter COUNTY) and XXXXXXX (hereafter CONTRACTOR) wherein CONTRACTOR agrees to provide and COUNTY agrees to accept the services specified herein.

WHEREAS, CONTRACTOR represents that it is specially trained, skilled, experienced, and competent to perform the special services required by COUNTY and COUNTY desires to retain the services of CONTRACTOR pursuant to the terms, covenants, and conditions herein set forth;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. DESIGNATED REPRESENTATIVE

XXXX at phone number XXXXX is the representative of COUNTY and will administer this Agreement for and on behalf of COUNTY. XXXXX at phone number XXXXX is the authorized representative for CONTRACTOR. Changes in designated representatives shall be made only after advance written notice to the other party.

2. NOTICES

Any notice or consent required or permitted to be given under this Agreement shall be given to the respective parties in writing, by personal delivery or facsimile, or with postage prepaid by first class mail, registered or certified mail, or express courier service, as follows:

To COUNTY:

XXX, XXXX@countyofsb.org
Capital Projects,
General Services Support Services
1105 Santa Barbara St.,
Santa Barbara, CA 93101

To CONTRACTOR:

TBD

or at such other address or to such other person that the parties may from time to time designate in accordance with this Notices section. If sent by first class mail, notices and consents under this section shall be deemed to be received five (5) days following their deposit in the U.S. mail. This Notices section shall not be construed as meaning that either party agrees to service of process except as required by applicable law.

3. SCOPE OF SERVICES

CONTRACTOR agrees to provide services to COUNTY in accordance with EXHIBIT A attached hereto and incorporated herein by reference.

4. TERM

CONTRACTOR shall commence performance on XXX and end performance upon completion, but no later than XXXX unless otherwise directed by COUNTY or unless earlier terminated.

5. COMPENSATION OF CONTRACTOR

In full consideration for CONTRACTOR's services, CONTRACTOR shall be paid for performance under this Agreement in accordance with the terms of EXHIBIT B attached hereto and incorporated herein by reference. Billing shall be made by invoice, which shall include the contract number assigned by COUNTY and which is delivered to the address given in Section 2 NOTICES above following completion of the increments identified on EXHIBIT B. Unless otherwise specified on EXHIBIT B, payment shall be net thirty (30) days from presentation of invoice.

6. INDEPENDENT CONTRACTOR

It is mutually understood and agreed that CONTRACTOR (including any and all of its officers, agents, and employees), shall perform all of its services under this Agreement as an independent contractor as to COUNTY and not as an officer, agent, servant, employee, joint venturer, partner, or associate of COUNTY. Furthermore, COUNTY shall have no right to control, supervise, or direct the manner or method by which CONTRACTOR shall perform its work and function. However, COUNTY shall retain the right to administer this Agreement so as to verify that CONTRACTOR is performing its obligations in accordance with the terms and conditions hereof. CONTRACTOR understands and acknowledges that it shall not be entitled to any of the benefits of a COUNTY employee, including but not limited to vacation, sick leave, administrative leave, health insurance, disability insurance, retirement, unemployment insurance, workers' compensation and protection of tenure. CONTRACTOR shall be solely liable and responsible for providing to, or on behalf of, its employees all legally-required employee benefits. In addition, CONTRACTOR shall be solely responsible and save COUNTY harmless from all matters relating to payment of CONTRACTOR's employees, including compliance with Social Security withholding and all other regulations governing such matters. It is acknowledged that during the term of this Agreement, CONTRACTOR may be providing services to others unrelated to the COUNTY or to this Agreement.

7. STANDARD OF PERFORMANCE

CONTRACTOR represents that it has the skills, expertise, and licenses/permits necessary to perform the services required under this Agreement. Accordingly, CONTRACTOR shall perform all such services in the manner and according to the standards observed by a competent practitioner of the same profession in which CONTRACTOR is engaged. All products of whatsoever nature, which CONTRACTOR delivers to COUNTY pursuant to this Agreement, shall be prepared in a first class and workmanlike manner and shall conform to the standards of quality normally observed by a person practicing in CONTRACTOR's profession. CONTRACTOR shall correct or revise any errors or omissions, at COUNTY'S request without additional compensation. Permits and/or licenses shall be obtained and maintained by CONTRACTOR without additional compensation.

8. DEBARMENT AND SUSPENSION

CONTRACTOR certifies to COUNTY that it and its employees and principals are not debarred, suspended, or otherwise excluded from or ineligible for, participation in federal, state, or county government contracts. CONTRACTOR certifies that it shall not contract with a subcontractor that is so debarred or suspended.

9. TAXES

CONTRACTOR shall pay all taxes, levies, duties, and assessments of every nature due in connection with any work under this Agreement and shall make any and all payroll deductions required by law. COUNTY shall not be responsible for paying any taxes on CONTRACTOR's behalf, and should COUNTY be required to do so by state, federal, or local taxing agencies, CONTRACTOR agrees to promptly reimburse COUNTY for the full value of such paid taxes plus interest and penalty, if any. These taxes shall include, but not be limited to, the following: FICA (Social Security), unemployment insurance contributions, income tax, disability insurance, and workers' compensation insurance.

10. CONFLICT OF INTEREST

CONTRACTOR covenants that CONTRACTOR presently has no employment or interest and shall not acquire any employment or interest, direct or indirect, including any interest in any business, property, or source of income, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. CONTRACTOR further covenants that in the performance of this Agreement, no person having any such interest shall be employed by CONTRACTOR. CONTRACTOR must promptly disclose to COUNTY, in writing, any potential conflict of interest. COUNTY retains the right to waive a conflict of interest disclosed by CONTRACTOR if COUNTY determines it to be immaterial, and such waiver is only effective if provided by COUNTY to CONTRACTOR in writing.

11. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

COUNTY shall be the owner of the following items incidental to this Agreement upon production, whether or not completed: all data collected, all documents of any type whatsoever, all photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials, and any material necessary for the practical use of such items, from the time of collection and/or production whether or not performance under this Agreement is completed or terminated prior to completion. CONTRACTOR shall not release any of such items to other parties except after prior written approval of COUNTY.

Unless otherwise specified in Exhibit A, CONTRACTOR hereby assigns to COUNTY all copyright, patent, and other intellectual property and proprietary rights to all data, documents, reports, photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials prepared or provided by CONTRACTOR pursuant to this Agreement (collectively referred to as "Copyrightable Works and Inventions"). COUNTY shall have the unrestricted authority to copy, adapt, perform, display, publish, disclose, distribute, create derivative works from, and otherwise use in whole or in part, any Copyrightable Works and Inventions. CONTRACTOR agrees to take such actions and execute and deliver such documents as may be needed to validate, protect and confirm the rights and assignments provided hereunder. CONTRACTOR warrants that any Copyrightable Works and Inventions and other items provided under this Agreement will not infringe upon any intellectual property or proprietary rights of any third party. CONTRACTOR at its own expense shall defend, indemnify, and hold harmless COUNTY against any claim that any Copyrightable Works or Inventions or other items provided by CONTRACTOR hereunder infringe upon intellectual or other proprietary rights of a third party, and CONTRACTOR shall pay any damages, costs, settlement amounts, and fees (including attorneys' fees) that may be incurred by COUNTY in connection with any such claims. This Ownership of Documents and Intellectual Property provision shall survive expiration or termination of this Agreement.

12. NO PUBLICITY OR ENDORSEMENT

CONTRACTOR shall not use COUNTY's name or logo or any variation of such name or logo in any publicity, advertising or promotional materials. CONTRACTOR shall not use COUNTY's name or logo in any manner that would give the appearance that the COUNTY is endorsing CONTRACTOR. CONTRACTOR shall not in any way contract on behalf of or in the name of COUNTY. CONTRACTOR shall not release any informational pamphlets, notices, press releases, research reports, or similar public notices concerning the COUNTY or its projects, without obtaining the prior written approval of COUNTY.

13. COUNTY PROPERTY AND INFORMATION

All of COUNTY's property, documents, and information provided for CONTRACTOR's use in connection with the services shall remain COUNTY's property, and CONTRACTOR shall return any such items whenever requested by COUNTY and whenever required according to the Termination section of this Agreement. CONTRACTOR may use such items only in connection with providing the services. CONTRACTOR shall not disseminate any COUNTY property, documents, or information without COUNTY's prior written consent.

14. RECORDS, AUDIT, AND REVIEW

CONTRACTOR shall keep such business records pursuant to this Agreement as would be kept by a reasonably prudent practitioner of CONTRACTOR's profession and shall maintain such records for at least four (4) years following the termination of this Agreement. All accounting records shall be kept in accordance with generally accepted accounting principles. COUNTY shall have the right to audit and review all such documents and records at any time during CONTRACTOR's regular business hours or upon reasonable notice. In addition, if this Agreement exceeds ten thousand dollars (\$10,000.00), CONTRACTOR shall be subject to the examination and audit of the California State Auditor, at the request of the COUNTY or as part of any audit of the COUNTY, for a period of three (3) years after final payment under the Agreement (Cal. Govt. Code Section 8546.7). CONTRACTOR shall participate in any audits and reviews, whether by COUNTY or the State, at no charge to COUNTY.

If federal, state or COUNTY audit exceptions are made relating to this Agreement, CONTRACTOR shall reimburse all costs incurred by federal, state, and/or COUNTY governments associated with defending against the audit exceptions or performing any audits or follow-up audits, including but not limited to: audit fees, court costs, attorneys' fees based upon a reasonable hourly amount for attorneys in the community, travel costs, penalty assessments and all other costs of whatever nature. Immediately upon notification from COUNTY, CONTRACTOR shall reimburse the amount of the audit exceptions and any other related costs directly to COUNTY as specified by COUNTY in the notification.

15. INDEMNIFICATION AND INSURANCE

CONTRACTOR agrees to the indemnification and insurance provisions as set forth in EXHIBIT C attached hereto and incorporated herein by reference.

16. NONDISCRIMINATION

COUNTY hereby notifies CONTRACTOR that COUNTY's Unlawful Discrimination Ordinance (Article XIII of Chapter 2 of the Santa Barbara County Code) applies to this Agreement and is incorporated herein by this reference with the same force and effect as if the ordinance were specifically set out herein and CONTRACTOR agrees to comply with said ordinance.

17. NONEXCLUSIVE AGREEMENT

CONTRACTOR understands that this is not an exclusive Agreement and that COUNTY shall have the right to negotiate with and enter into contracts with others providing the same or similar services as those provided by CONTRACTOR as the COUNTY desires.

18. NON-ASSIGNMENT

CONTRACTOR shall not assign, transfer or subcontract this Agreement or any of its rights or obligations under this Agreement without the prior written consent of COUNTY and any attempt to so assign, subcontract or transfer without such consent shall be void and without legal effect and shall constitute grounds for termination.

19. TERMINATION

A. By COUNTY. COUNTY may, by written notice to CONTRACTOR, terminate this Agreement in whole or in part at any time, whether for COUNTY's convenience, for nonappropriation of funds, or because of the failure of CONTRACTOR to fulfill the obligations herein.

1. **For Convenience.** COUNTY may terminate this Agreement in whole or in part upon thirty (30) days written notice. During the thirty (30) day period, CONTRACTOR shall, as directed by COUNTY, wind

down and cease its services as quickly and efficiently as reasonably possible, without performing unnecessary services or activities and by minimizing negative effects on COUNTY from such winding down and cessation of services.

2. **For Nonappropriation of Funds.** Notwithstanding any other provision of this Agreement, in the event that no funds or insufficient funds are appropriated or budgeted by federal, state or COUNTY governments, or funds are not otherwise available for payments in the fiscal year(s) covered by the term of this Agreement, then COUNTY will notify CONTRACTOR of such occurrence and COUNTY may terminate or suspend this Agreement in whole or in part, with or without a prior notice period. Subsequent to termination of this Agreement under this provision, COUNTY shall have no obligation to make payments with regard to the remainder of the term.
 3. **For Cause.** Should CONTRACTOR default in the performance of this Agreement or materially breach any of its provisions, COUNTY may, at COUNTY's sole option, terminate or suspend this Agreement in whole or in part by written notice. Upon receipt of notice, CONTRACTOR shall immediately discontinue all services affected (unless the notice directs otherwise) and notify COUNTY as to the status of its performance. The date of termination shall be the date the notice is received by CONTRACTOR, unless the notice directs otherwise.
- B. **By CONTRACTOR.** Should COUNTY fail to pay CONTRACTOR all or any part of the payment set forth in EXHIBIT B, CONTRACTOR may, at CONTRACTOR's option terminate this Agreement if such failure is not remedied by COUNTY within thirty (30) days of written notice to COUNTY of such late payment.
- C. Upon termination, CONTRACTOR shall deliver to COUNTY all data, estimates, graphs, summaries, reports, and all other property, records, documents or papers as may have been accumulated or produced by CONTRACTOR in performing this Agreement, whether completed or in process, except such items as COUNTY may, by written permission, permit CONTRACTOR to retain. Notwithstanding any other payment provision of this Agreement, COUNTY shall pay CONTRACTOR for satisfactory services performed to the date of termination to include a prorated amount of compensation due hereunder less payments, if any, previously made. In no event shall CONTRACTOR be paid an amount in excess of the full price under this Agreement nor for profit on unperformed portions of service. CONTRACTOR shall furnish to COUNTY such financial information as in the judgment of COUNTY is necessary to determine the reasonable value of the services rendered by CONTRACTOR. In the event of a dispute as to the reasonable value of the services rendered by CONTRACTOR, the decision of COUNTY shall be final. The foregoing is cumulative and shall not affect any right or remedy which COUNTY may have in law or equity.

20. SECTION HEADINGS

The headings of the several sections, and any Table of Contents appended hereto, shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof.

21. SEVERABILITY

If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

22. REMEDIES NOT EXCLUSIVE

No remedy herein conferred upon or reserved to COUNTY is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

23. TIME IS OF THE ESSENCE

Time is of the essence in this Agreement and each covenant and term is a condition herein.

24. NO WAIVER OF DEFAULT

No delay or omission of COUNTY to exercise any right or power arising upon the occurrence of any event of default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Agreement to COUNTY shall be exercised from time to time and as often as may be deemed expedient in the sole discretion of COUNTY.

25. ENTIRE AGREEMENT AND AMENDMENT

In conjunction with the matters considered herein, this Agreement contains the entire understanding and agreement of the parties and there have been no promises, representations, agreements, warranties or undertakings by any of the parties, either oral or written, of any character or nature hereafter binding except as set forth herein. This Agreement may be altered, amended or modified only by an instrument in writing, executed by the parties to this Agreement and by no other means. Each party waives their future right to claim, contest or assert that this Agreement was modified, canceled, superseded, or changed by any oral agreements, course of conduct, waiver or estoppel.

26. SUCCESSORS AND ASSIGNS

All representations, covenants and warranties set forth in this Agreement, by or on behalf of, or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

27. COMPLIANCE WITH LAW

CONTRACTOR shall, at its sole cost and expense, comply with all County, State and Federal ordinances and statutes now in force or which may hereafter be in force with regard to this Agreement. The judgment of any court of competent jurisdiction, or the admission of CONTRACTOR in any action or proceeding against CONTRACTOR, whether COUNTY is a party thereto or not, that CONTRACTOR has violated any such ordinance or statute, shall be conclusive of that fact as between CONTRACTOR and COUNTY.

28. CALIFORNIA LAW AND JURISDICTION

This Agreement shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

29. EXECUTION OF COUNTERPARTS

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.

30. AUTHORITY

All signatories and parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented by such entity(ies), person(s), or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Furthermore, by entering into this Agreement, CONTRACTOR hereby warrants that it shall not have breached the terms or conditions of any other contract or agreement to which CONTRACTOR is obligated, which breach would have a material effect hereon.

31. SURVIVAL

All provisions of this Agreement which by their nature are intended to survive the termination or expiration of this Agreement shall survive such termination or expiration.

32. PRECEDENCE

In the event of conflict between the provisions contained in the numbered sections of this Agreement and the provisions contained in the Exhibits, the provisions of the Exhibits shall prevail over those in the numbered sections.

33. SUBCONTRACTORS

CONTRACTOR is authorized to subcontract with the firms identified in Exhibit A- Contractor's Proposal. CONTRACTOR shall be fully responsible for all services performed by subcontractors. CONTRACTOR shall secure from all subcontractors all rights for COUNTY in this agreement, including audit rights. CONTRACTOR shall ensure subcontractors' compliance with California Labor Code, including but not limited to the payment of prevailing wage when required.

34. IMMATERIAL CHANGES

CONTRACTOR and COUNTY agree that immaterial changes to this Agreement such as time frame and mutually agreeable programmatic changes which will not result in a change to the total contract amount or to the scope of the Statement of Work may be authorized by the Public Works Director, or designee in writing, and will not constitute an amendment to the Agreement.

Agreement for Services of Independent Contractor between the **County of Santa Barbara** and Vanir Construction Management, Inc.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the date executed by COUNTY.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

COUNTY OF SANTA BARBARA:

By: _____
Deputy Clerk

By: _____
Steve Lavagnino, Chair Board
of Supervisors

Date: _____

RECOMMENDED FOR APPROVAL:

General Services

CONTRACTOR:

By: _____
Department Head

By: _____
Authorized Representative

Name: _____

Title: _____

APPROVED AS TO FORM:

Michael C. Ghizzoni
County Counsel

APPROVED AS TO ACCOUNTING FORM:

Betsy Schaffer, CPA
Auditor-Controller

By: _____
Deputy County Counsel

By: _____
Deputy

APPROVED AS TO FORM:

Risk Management

By: _____
Risk Management

EXHIBIT A

STATEMENT OF WORK

The following documents are incorporated by reference and shall constitute the Statement of Work for this contract.

Exhibit A-1, CONTRACTOR'S Proposal

Exhibit A-2, COUNTY'S Request for Proposal

Suspension for Convenience. COUNTY may, without cause, order CONTRACTOR in writing to suspend, delay, or interrupt the services under this Agreement in whole or in part for up to 365 days. COUNTY shall incur no liability for suspension under this provision and suspension shall not constitute a breach of this Agreement.

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EXHIBIT B

PAYMENT ARRANGEMENTS Periodic Compensation

- A. For CONTRACTOR services to be rendered under this Agreement, CONTRACTOR shall be paid a total contract amount, including cost reimbursements, not to exceed \$ XXX, and if authorized by the COUNTY in accordance with section B herein up to an additional \$XXXX including reimbursements, for a total contract amount up to and not to exceed \$XXXX.
- B. Extra Work required to complete the project may be authorized only if CONTRACTOR receives written approval by the COUNTY's designated representative as identified in Paragraph 1 of the Agreement. The total amount of this contingency fund is up to but may not exceed XXXX.
- C. Payment for services and /or reimbursement of costs shall be made upon CONTRACTOR's satisfactory performance, based upon the scope and methodology contained in EXHIBIT A-1 as determined by COUNTY.
- D. Monthly, CONTRACTOR shall submit to the COUNTY DESIGNATED REPRESENTATIVE an invoice for the service performed over the period specified, clearly identifying the tasks performed including the percentage complete of each task correlated to the Scope of Work Matrix. These invoices must reference the assigned Board Contract Number. COUNTY REPRESENTATIVE shall evaluate the quality of the service performed and if found to be satisfactory shall initiate payment processing. COUNTY shall pay invoices or claims for satisfactory work within 30 days of receipt of correct and complete invoices or claims from CONTRACTOR.
- E. COUNTY's failure to discover or object to any unsatisfactory work or billings prior to payment will not constitute a waiver of COUNTY's right to require CONTRACTOR to correct such work or billings or seek any other legal remedy.

EXHIBIT C

Indemnification and Insurance Requirements (For Design Professional Contracts)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, costs, expenses (including but not limited to attorneys' fees), judgments and/or liabilities that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of the CONTRACTOR and its employees, subcontractors, or agents in the performance of services under this Agreement, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the COUNTY.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, his agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.
2. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), or if CONTRACTOR has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.
4. **Professional Liability** (Errors and Omissions) Insurance appropriate to the CONTRACTOR'S profession, with limit of no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate.

If the CONTRACTOR maintains higher limits than the minimums shown above, the COUNTY requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).
2. **Primary Coverage** – For any claims related to this Agreement, the CONTRACTOR's insurance coverage shall be primary insurance as respects the COUNTY, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, agents or volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – CONTRACTOR hereby grants to COUNTY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against the COUNTY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. The COUNTY may require the CONTRACTOR to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure

to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR's obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made basis:
 - i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
 - ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
 - iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.
11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of COUNTY.

Exhibit "C", Property Schedule, Calle Real Campus

Space Utilization Study

Facility Locations--Campus--Department Allocation



Campus: Calle Real

Facility Code - Building Name

C13001	FIRE STATION 13 ENGINE HOUSE	<i>4570 HOLLISTER, Santa Barbara</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>031</u> <u>Fire</u>		5,560

Facility Code - Building Name

C13002	FIRE STATION 13 GENERATOR SHED	<i>4570 HOLLISTER, Santa Barbara</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>031</u> <u>Fire</u>		75

Facility Code - Building Name

C13003	FIRE STATION #13 STORAGE SHED	<i>4570 HOLLISTER, Santa Barbara</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>031</u> <u>Fire</u>		90

Facility Code - Building Name

J01001	La Mirada	<i>66 S. SAN ANTONIO ROAD, Santa Barbara</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>044</u> <u>Social Services</u>		6,400

Facility Code - Building Name

J01002	LA MORADA GARAGE	<i>66 S. SAN ANTONIO ROAD, Goleta</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>032</u> <u>Sheriff</u>		1,225

Facility Code - Building Name

J01003	Coroner Offices	<i>66 S SAN ANTONIO ROAD, Goleta</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>032</u> <u>Sheriff</u>	02 Criminal Investigations	672

Facility Code - Building Name

J01004	LA MORADA TOOL SHED	<i>66 S SAN ANTONIO ROAD, Goleta</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>032</u> <u>Sheriff</u>	02 Criminal Investigations	200

Facility Code - Building Name

J01005	CORONERS FACILITY MAIN BUILDING	<i>66 S SAN ANTONIO ROAD, Goleta</i>	
	Department/Assignee/Occupant		Occupied GUA*
	<u>032</u> <u>Sheriff</u>	02 Criminal Investigations	2,250

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J01006 CORONERS FACILITY MOD STORAGE 66 S SAN ANTONIO ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 02 Criminal Investigations 320

Facility Code - Building Name

J01007 CORONERS FACILITY REFRIG. STORA 66 S SAN ANTONIO ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 32

Facility Code - Building Name

J01008 CORONERS FACILITY REFRIG. STORA 66 S SAN ANTONIO ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 32

Facility Code - Building Name

J01009 Fire Battalion Chief Offices 4564 A-B HOLLISTER AVE., Goleta
Department/Assignee/Occupant Occupied GUA*
031 Fire 2,184

Facility Code - Building Name

J01010 SOD OFFICE 2 4560 A-B HOLLISTER AVE., Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 03 Special Operations 2,184

Facility Code - Building Name

J01011 Sheriff Special Ops Intel Off. 4560 HOLLISTER AVE., Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 03 Special Operations 480

Facility Code - Building Name

J01012 Sheriff Special Ops Garage/Off 4560 HOLLISTER AVE., Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 01 Countywide Law Enforcement 1,600

Facility Code - Building Name

J01014 SHERIFF SPECIAL OPS STORAGE SHE 4560 HOLLISTER AVE., Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 160

Facility Code - Building Name

J01015 SB JUVENILE SERVICES/PROBATION 4500 HOLLISTER AVE., Goleta
Department/Assignee/Occupant Occupied GUA*
022 Probation 02 SB Booking Station 7,072

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J01016 SB JUVENILE HALL VE Trailer

4500 HOLLISTER AVE., Goleta

Department/Assignee/Occupant

Occupied GUA*

022

Probation

02 SB Booking Station

720

Facility Code - Building Name

J01017 SB JUVENILE HALL VILLA ESPERANZ

4500 HOLLISTER AVE., Goleta

Department/Assignee/Occupant

Occupied GUA*

022

Probation

02 SB Booking Station

100

Facility Code - Building Name

J01018 SB JUVENILE HALL

4500 HOLLISTER AVE., Goleta

Department/Assignee/Occupant

Occupied GUA*

022

Probation

02 SB Booking Station

22,462

Facility Code - Building Name

J01019 SB JUVENILE HALL TOOL SHED

4500 HOLLISTER AVE., Goleta

Department/Assignee/Occupant

Occupied GUA*

022

Probation

02 SB Booking Station

72

Facility Code - Building Name

J01021 SB Juvenile Hall VE Classroom

4500 Hollister Ave, Goleta

Department/Assignee/Occupant

Occupied GUA*

022

Probation

02 SB Booking Station

1,524

Facility Code - Building Name

J01022 SB Juvenile Hall VE Modular

4500 Hollister Ave, Goleta

Department/Assignee/Occupant

Occupied GUA*

022

Probation

02 SB Booking Station

960

Facility Code - Building Name

J01027 Chiefs Storage Garage 1

4564-A Hollister Ave., Goleta

Department/Assignee/Occupant

Occupied GUA*

031

Fire

325

Facility Code - Building Name

J01028 Chiefs Storage Garage 2

4564-B Hollister Ave, Goleta

Department/Assignee/Occupant

Occupied GUA*

031

Fire

325

Facility Code - Building Name

J01029 SOP Storage Garage 1

4560-A Hollister Ave, Goleta

Department/Assignee/Occupant

Occupied GUA*

032

Sheriff

325

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J01030 SOP Storage Garage 2

4560-B Hollister Ave, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

325

Facility Code - Building Name

J02000 Lower Calle Real Grounds

Department/Assignee/Occupant

Occupied GUA*

063 General Services

0

Facility Code - Building Name

J02001 CASA DEL MURAL BLDG 6

4570 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

043 Alcohol, Drug & Mental Health Svcs.

06 Residential Services

4,461

Facility Code - Building Name

J02002 CASA NUEVA OFFICE BUILDING

260 N. SAN ANTONIO ROAD, Goleta

Department/Assignee/Occupant

Occupied GUA*

044 Social Services

01 Child Welfare Programs

8,262

Facility Code - Building Name

J02003 PHD SAN ANTONIO BLDG. 1

300 N. SAN ANTONIO ROAD, Goleta

Department/Assignee/Occupant

Occupied GUA*

043 Alcohol, Drug & Mental Health Svcs.

02 Program Administration & Supp

1,502

041 Public Health

03 MIA/Indigent Care

1,200

041 Public Health

09 EMS

4,427

043 Alcohol, Drug & Mental Health Svcs.

04 Adult Programs

1,500

063 General Services

02 Network Design & Support

167

041 Public Health

09 EMS

838

041 Public Health

01 Administration

13,194

Facility Code - Building Name

J02004 PHD ADMINISTRATION BLDG 8

300 N. SAN ANTONIO ROAD, Goleta

Department/Assignee/Occupant

Occupied GUA*

041 Public Health

01 Administration

2,691

Facility Code - Building Name

J02005 POWER SWITCH STATION

263 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

051 Agriculture & Cooperative Extension

01 Administration

156

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J02006 DVS Annex

260 N. San Antonio Road, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>063</u>	<u>General Services</u>	01 Property Management	3,831
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Facility Code - Building Name

J02007 ADMHS Childrens Services

429 N. San Antonio Rd, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	05 Management Information Syste	1,420
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<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	03 Clinic Services	7,100
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<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	05 Services to Other Departments	1,420
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<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	05 Children/Transitional Age Progra	710
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<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	06 Fiscal/Accounting/Contracts	3,550
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Facility Code - Building Name

J02008 Surveyors Modular offices

427 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>054</u>	<u>Public Works</u>	01 Field Survey	1,440
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Facility Code - Building Name

J02009 Modular Bldg H

427 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>054</u>	<u>Public Works</u>	06 Hydrology	150
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Facility Code - Building Name

J02010 Modular Office

427 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	06 Fiscal/Accounting/Contracts	720
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Facility Code - Building Name

J02011 Modular K

420 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>064</u>	<u>Human Resources</u>	01 Administration	90
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<u>063</u>	<u>General Services</u>	01 Facilities Capital Projects	180
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<u>063</u>	<u>General Services</u>	08 Vacant Space	450
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*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J02013 County Archives Building (10)

427 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant			Occupied GUA*
<u>053</u>	<u>Planning & Development</u>	01 Administration	4,688
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	02 QA/Compliance/Placement	5,740
<u>063</u>	<u>General Services</u>	02 Fleet Dispatch	251
<u>063</u>	<u>General Services</u>	08 Vacant Space	2,381

Facility Code - Building Name

J02014 PHD Health Care Center BLDG 4

345 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant			Occupied GUA*
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	05 Management Information Syste	342
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	04 Adult Programs	781
<u>041</u>	<u>Public Health</u>	01 FH/PC Administration	37,359
<u>041</u>	<u>Public Health</u>	01 CH Administration	10,568
<u>041</u>	<u>Public Health</u>	02 Childrens Medical Services	3,058
<u>041</u>	<u>Public Health</u>	01 CH Administration	907
<u>041</u>	<u>Public Health</u>	10 Human Services	178
<u>041</u>	<u>Public Health</u>	03 Nutrition Services	178

Facility Code - Building Name

J02016 PHD PSYCH/HEALTH BLDG 2 & 3

315 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant			Occupied GUA*
<u>063</u>	<u>General Services</u>	02 Network Design & Support	23
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	04 Human Resources	988
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	01 ADP - Program Administration	1,482
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	04 Adult Programs	3,088
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	01 ADMHS Administration	3,410
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	02 QA/Compliance/Placement	3,562
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	04 Psychiatric Hospital Facility (PH	12,748
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	04 Adult Programs	494
<u>064</u>	<u>Human Resources</u>	02 Employee Benefits	504
<u>065</u>	<u>Treasurer-Tax Collecto-Public Admin</u>	01 Veterans' Programs	1,072
<u>041</u>	<u>Public Health</u>	01 FH/PC Administration	33,063
<u>063</u>	<u>General Services</u>	02 Telephone	62

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J02017 SB Boiler Building

305 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

063 General Services

01 Purchasing & Surplus Property

2,464

063 General Services

08 Vacant Space

1,930

043 Alcohol, Drug & Mental Health Svcs.

02 Patient Rights

205

Facility Code - Building Name

J02018 Co- Generation Building

305 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

012 County Executive Office

09 Emergency Operations

503

Facility Code - Building Name

J02019 PHD MODULAR POWER STATION

300 N. SAN ANTONIO ROAD, Goleta

Department/Assignee/Occupant

Occupied GUA*

041 Public Health

01 FH/PC Administration

360

Facility Code - Building Name

J02020 AG. COMM./WEIGHTS & MEASURES

263 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

051 Agriculture & Cooperative Extension

01 Administration

3,884

Facility Code - Building Name

J02021 PHD ENVIRONMENTAL HEALTH MOD

225 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

041 Public Health

11 Environmental Health Services

4,032

Facility Code - Building Name

J02022 EMPLOYEE UNIVERSITY

267 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

064 Human Resources

01 Shared Services

4,320

Facility Code - Building Name

J02023 CASA OMEGA HOUSE BLDG #17

310 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

063 General Services

01 Property Management

3,580

Facility Code - Building Name

J02024 CASA OMEGA CARPORT

310 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

063 General Services

01 Property Management

1,575

Facility Code - Building Name

J02028 SOCIAL SERVICE MAIN OFFICE

234 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

044 Social Services

50,420

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J02029 MENTAL HEALTH BLDG

4444 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	03 Clinical Services	8,900
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	02 QA/Compliance/Placement	100
<u>043</u>	<u>Alcohol, Drug & Mental Health Svcs.</u>	04 Adult Programs	100

Facility Code - Building Name

J02030 VA Clinic & Elections

4440 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>063</u>	<u>General Services</u>	01 Property Management	7,200
<u>062</u>	<u>Clerk-Recorder-Assessor</u>	01 Elections Administration	16,644

Facility Code - Building Name

J03001 SHERIFF S&T Lab

4434 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>032</u>	<u>Sheriff</u>		360
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Facility Code - Building Name

J03002 SHERIFF FACILITY MANAGEMENT OFF 4434 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>032</u>	<u>Sheriff</u>	88 Capital Improvements	400
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Facility Code - Building Name

J03003 SHERIFF PROPERTY BUILDING

4434 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>032</u>	<u>Sheriff</u>	02 Court Support Services	3,672
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Facility Code - Building Name

J03004 SHERIFF Storage/Custodian

4434 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>032</u>	<u>Sheriff</u>		208
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Facility Code - Building Name

J03006 SBC MAIN JAIL DRY Storage bldg.

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>032</u>	<u>Sheriff</u>	02 Custody Operations	1,040
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Facility Code - Building Name

J03007 SHERIFF ADMIN. JANITOR'S STORAG

4434 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

<u>032</u>	<u>Sheriff</u>		240
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*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J03008 SHERIFF ADMIN. STORAGE SHED

4434 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

240

Facility Code - Building Name

J03009 SHERIFF CAR WASH

4434 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

25

Facility Code - Building Name

J03010 SBC MAIN JAIL

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

063 General Services

04 South County Maintenance

200

032 Sheriff

02 Custody Operations

75,709

063 General Services

01 Radio

411

Facility Code - Building Name

J03011 SBC MAIN JAIL PRINT SHOP

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

2,420

Facility Code - Building Name

J03012 SBC MAIN JAIL Maintenance/ Welding

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

80

Facility Code - Building Name

J03013 SBC MAIN JAIL PAINT LOCKERS

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

96

Facility Code - Building Name

J03014 SBC MAIN JAIL STORAGE UNITS

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

1,280

Facility Code - Building Name

J03015 SBC MAIN JAIL NW Facility

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

24,730

Facility Code - Building Name

J03016 Jail Inmate Services/Alt. Sentencing

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

4,320

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J03017 Medium Security Facility (MSF)

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

02 Custody Operations

19,177

Facility Code - Building Name

J03018 MSF Classroom 2

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

2,420

Facility Code - Building Name

J03019 MSF LINEN STORAGE

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

320

Facility Code - Building Name

J03020 MSF BLANKET STORAGE

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

320

Facility Code - Building Name

J03021 Jail Laundry

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

2,400

Facility Code - Building Name

J03022 MSF CLASSROOM/Pedotti

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

03 Alternative Inmate Programs

864

Facility Code - Building Name

J03023 JAIL TRANSPORTATION OFFICE

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

1,440

Facility Code - Building Name

J03024 SBC HNR FRM RECYCLING STORAGE

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

120

Facility Code - Building Name

J03025 SBC HNR LIBRARY STORAGE

4436 CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

032 Sheriff

320

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J03026 IRC COURT O. R. Unit 4436 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 01 Court Security Services 720

Facility Code - Building Name

J03028 INMATE RECEPTION CENTER (IRC) 4436 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 02 Custody Operations 25,125

Facility Code - Building Name

J03029 SBC MAIN JAIL IRC STORAGE CONTAI 4436 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 320

Facility Code - Building Name

J03030 SBC MAIN JAIL IRC STORAGE CONTAI 4436 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 320

Facility Code - Building Name

J03031 SBC MAIN JAIL IRC STORAGE SHED 4436 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 160

Facility Code - Building Name

J03032 SBC MAIN JAIL IRC STORAGE UNIT #1 4436 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 02 Custody Operations 160

Facility Code - Building Name

J03033 SBC MAIN JAIL IRC STORAGE UNIT #2 4436 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 02 Custody Operations 160

Facility Code - Building Name

J03034 911 EMERGENCY DISPATCH CNTR 4432 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 05 Public Safety Dispatch 6,400

Facility Code - Building Name

J03035 SHERIFF ADMINISTRATION BUILDING 4434 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
032 Sheriff 21,339

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J03036 Honor Farm Classroom

4436 Calle Real, Goleta

Department/Assignee/Occupant

Occupied GUA*

032

Sheriff

03 Alternative Inmate Programs

720

Facility Code - Building Name

J03037 Inmate Services Shop

4436 Calle Real, Goleta

Department/Assignee/Occupant

Occupied GUA*

032

Sheriff

03 Alternative Inmate Programs

735

Facility Code - Building Name

J04001 SHERIFFS SHOOTING RANGE

605 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

032

Sheriff

04 Law Enforcement Administration

10,591

Facility Code - Building Name

J04002 SHERIFFS TRAINING FACILITY BUILDI

605 CAMINO DEL REMEDIO, Goleta

Department/Assignee/Occupant

Occupied GUA*

032

Sheriff

02 Systems and Technology

3,600

Facility Code - Building Name

J04008 CORP YARD FLOOD CNTRL Shade Str

4568-D CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

054

Public Works

02 Maintenance

2,880

Facility Code - Building Name

J04009 CORP YARD FLD CNTRL Utility Bldg.

4568-D CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

054

Public Works

02 Maintenance

540

Facility Code - Building Name

J04010 CORP YARD COMM/FLOOD BLDG

4568 C&D CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

063

General Services

04 South County Maintenance

2,171

063

General Services

02 Telephone

1,460

063

General Services

01 Radio

1,460

054

Public Works

02 Maintenance

2,709

Facility Code - Building Name

J04011 CORP YARD COMM. TEMP STORE TRA

4568C CALLE REAL, Goleta

Department/Assignee/Occupant

Occupied GUA*

063

General Services

01 Radio

640

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J04012	CORP YARD FLD CNTRL COVERED ST	<i>4568D CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>054</u> <u>Public Works</u>		02 Maintenance	96

Facility Code - Building Name

J04013	CORP YARD FACILITIES/Ag SHOP	<i>4568B CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>063</u> <u>General Services</u>		04 South County Maintenance	8,096
	<u>051</u> <u>Agriculture & Cooperative Extension</u>		01 Administration	2,912

Facility Code - Building Name

J04014	CORP YARD VEHICLE OPS OFFICE/GA	<i>4568A CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>063</u> <u>General Services</u>		03 Fleet Maintenance	1,200

Facility Code - Building Name

J04015	CORP YARD VEH OPS PAINT FACILITY	<i>4568A CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>063</u> <u>General Services</u>		03 Fleet Maintenance	432

Facility Code - Building Name

J04017	CORP YARD VEH OPS GAS PUMP STA	<i>4568A CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>063</u> <u>General Services</u>		03 Fleet Maintenance	1,120

Facility Code - Building Name

J04018	TRANSFER STATION MAINTANANCE S	<i>4438 CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>054</u> <u>Public Works</u>			8,144

Facility Code - Building Name

J04019	CORP YARD VEHICLE OPS SHOP	<i>4568A CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>063</u> <u>General Services</u>		03 Fleet Maintenance	11,440

Facility Code - Building Name

J04020	TRANSFER STATION PARTS STORAG	<i>4438 CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>054</u> <u>Public Works</u>		02 Operations	240

Facility Code - Building Name

J04022	TRANSFER STATION OPS OFFICE	<i>4430 CALLE REAL, Goleta</i>		Occupied GUA*
	Department/Assignee/Occupant			
	<u>054</u> <u>Public Works</u>		02 Operations	720

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J04023 TRANSFER STATION TIRE SHOP 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 1,240

Facility Code - Building Name

J04024 TRANSFER STATION STM CLN EQUIP 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 240

Facility Code - Building Name

J04025 TRANSFER STATION STM CLN SHELT 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 786

Facility Code - Building Name

J04026 TRANSFER STATION STM CLN COMPR 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 80

Facility Code - Building Name

J04027 TRANSFER STATION TEMP STORE TR 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 01 Administration 240

Facility Code - Building Name

J04028 TRANSFER STATION SCALES HOUSE 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 240

Facility Code - Building Name

J04029 TRANSFER STATION OFFICE/DRESS R 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 1,480

Facility Code - Building Name

J04030 TRANSFER STATION TOOL SHED 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 144

Facility Code - Building Name

J04031 TRANSFER STATION SAFETY OFFICE 4430 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 720

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J04032 PARKS ROAD YARD TEMP STORAGE 4568E CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
057 Community Services Department 320

Facility Code - Building Name

J04033 PARKS ROAD YARD STORAGE BLDG 4568E CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
057 Community Services Department 1,517

Facility Code - Building Name

J04034 PARKS ROAD YARD OFFICE/SHOP/PR 4568E CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
057 Community Services Department 11,016

Facility Code - Building Name

J04035 Archive Records Building 4566 CALLE REAL, Goleta
Department/Assignee/Occupant Occupied GUA*
062 Clerk-Recorder-Assessor 01 Elections Administration 2,400

Facility Code - Building Name

J04037 PUBLIC WORKS PRMTS & CONST. ST 4417 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 05 Construction 336

Facility Code - Building Name

J04038 PUBLIC WORKS PERMITS & CONST. B 4417 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 05 Construction 2,700

Facility Code - Building Name

J04040 S.B. ROAD YARD STORAGE SHED 4415 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 04 Maintenance 128

Facility Code - Building Name

J04041 S.B. ROAD YARD OFFICE TRAILER 4415 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 144

Facility Code - Building Name

J04042 S.B. ROAD YARD LAB/OFFICE BLDG. 4415 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 4,872

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

Campus: Calle Real

Facility Code - Building Name

J04043 S.B. ROAD YARD GARAGE 4415 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 3,168

Facility Code - Building Name

J04044 S.B. ROAD YARD MAINT SHOP 4415 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 4,350

Facility Code - Building Name

J04045 S.B. ROAD YARD STORAGE/GARAGE 4415 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
054 Public Works 3,125

Facility Code - Building Name

J04046 Transfer Station Scale House Shelter
Department/Assignee/Occupant Occupied GUA*
054 Public Works 02 Operations 1,200

Facility Code - Building Name

J04047 CRA Archive Building 4417 Calle Real, Goleta
Department/Assignee/Occupant Occupied GUA*
062 Clerk-Recorder-Assessor 01 Elections Administration 4,300
062 Clerk-Recorder-Assessor 03 County Clerk-Recorder 1,700

Facility Code - Building Name

J05001 FIRE DEPARTMENT ADMIN. BLDG 4410 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
031 Fire 7,612

Facility Code - Building Name

J05002 FIRE DEPARTMENT ADMIN. WAREHOU 4410 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
031 Fire 1,880

Facility Code - Building Name

J05003 FIRE DEPT STORAGE UNIT #1 4410 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
031 Fire 320

Facility Code - Building Name

J05004 FIRE DEPT STORAGE UNIT #2 4410 CATHEDRAL OAKS ROAD, Goleta
Department/Assignee/Occupant Occupied GUA*
031 Fire 320

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Campus: Calle Real

Facility Code - Building Name

J05005	SBCOFD Warehouse/Office	<i>4410 CATHEDRAL OAKS ROAD, Goleta</i>	Occupied GUA*
	Department/Assignee/Occupant		
	<u>031</u> <u>Fire</u>		2,940

Facility Code - Building Name

J05011	SBEO ADMINISTRATION BLDG.	<i>4438 CATHEDRAL OAKS ROAD, Goleta</i>	Occupied GUA*
	Department/Assignee/Occupant		
	<u>063</u> <u>General Services</u>	01 Property Management	34,459

Facility Code - Building Name

J05016	SBEO AUDITORIUM	<i>4438 CATHEDRAL OAKS ROAD, Goleta</i>	Occupied GUA*
	Department/Assignee/Occupant		
	<u>063</u> <u>General Services</u>	01 Property Management	10,000

Facility Code - Building Name

J05017	Fire Dept Storage Unit 3	<i>4410 Cathedral Oaks Road, Goleta</i>	Occupied GUA*
	Department/Assignee/Occupant		
	<u>031</u> <u>Fire</u>		320

Facility Code - Building Name

J05018	Fire Dept Storage Unit #4	<i>4410 Cathedral Oaks Road, Goleta</i>	Occupied GUA*
	Department/Assignee/Occupant		
	<u>031</u> <u>Fire</u>		320

Facility Code - Building Name

J05019	Fire Dept Storage Unit #5	<i>4410 Cathedral Oaks Road, Goleta</i>	Occupied GUA*
	Department/Assignee/Occupant		
	<u>031</u> <u>Fire</u>		320

Facility Code - Building Name

J05020	Emergency Operations Center	<i>4408 Cathedral Oaks Rd, Goleta</i>	Occupied GUA*
	Department/Assignee/Occupant		
	<u>063</u> <u>General Services</u>	03 Enterprise Applications	261
	<u>012</u> <u>County Executive Office</u>	08 Communications Office	145
	<u>063</u> <u>General Services</u>	02 Network Design and Support	658
	<u>012</u> <u>County Executive Office</u>	09 Emergency Operations	10,012

Thursday, February 21, 2019

Total GUA Occupied: 725,712

*GUA: Gross Usable Area includes Net Usable Area plus a proportional share of the building common areas.

EXHIBIT B

PAYMENT ARRANGEMENTS

Periodic Compensation

- A. For CONTRACTOR services to be rendered under this Agreement, CONTRACTOR shall be paid a total contract amount, including cost reimbursements, not to exceed \$414,540.00, and if authorized by the COUNTY in accordance with section B herein up to an additional \$15,000.00 including reimbursements, for a total contract amount up to and not to exceed \$429,540.00.
- B. Extra Work required to complete the project may be authorized only if CONTRACTOR receives written approval by the COUNTY's designated representative as identified in Paragraph 1 of the Agreement.
- C. Payment for services and /or reimbursement of costs shall be made upon CONTRACTOR's satisfactory performance, based upon the scope and methodology contained in EXHIBIT A-1 as determined by COUNTY.
- D. Monthly, CONTRACTOR shall submit to the COUNTY DESIGNATED REPRESENTATIVE an invoice for service performed over the period specified, clearly identifying the tasks performed including the percentage complete of each task correlated to the Scope of Work Matrix. These invoices must reference the assigned Contract Number. COUNTY REPRESENTATIVE shall evaluate the quality of the service performed and if found to be satisfactory shall initiate payment processing. COUNTY shall pay invoices or claims for satisfactory work within 30 days of receipt of correct and complete invoices or claims form CONTRACTOR.
- E. COUNTY's failure to discover or object to any unsatisfactory work or billings prior to payment will not constitute a waiver of COUNTY's right to require CONTRACTOR to correct such work or billings or seek any other legal remedy.

EXHIBIT C

Indemnification and Insurance Requirements (For Design Professional Contracts)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend within the limits of Cal. Civ. Code §2782.8 (with counsel reasonably approved by COUNTY if required) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, costs, expenses (including but not limited to attorneys' fees), judgments and/or liabilities that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of the CONTRACTOR and its employees, subcontractors, or agents in the performance of services under this Agreement, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the COUNTY.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, his agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.
2. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), or if CONTRACTOR has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.
4. **Professional Liability (Errors and Omissions)** Insurance appropriate to the CONTRACTOR'S profession, with limit of no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate.

If the CONTRACTOR maintains higher limits than the minimums shown above, the COUNTY requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).
2. **Primary Coverage** – For any claims related to this Agreement, the CONTRACTOR's insurance coverage shall be primary insurance as respects the COUNTY, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, agents or volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – CONTRACTOR hereby grants to COUNTY a waiver of any right to subrogation which any insurer, except for professional liability of said CONTRACTOR, may acquire against the COUNTY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. The COUNTY may require the CONTRACTOR to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents

prior to the work beginning shall not waive the CONTRACTOR's obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made basis:
 - i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
 - ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
 - iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.
11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of COUNTY.