

of the recommendations, General Services may commence the design phase with an estimated duration of three months.

Background:

In 2015, General Services initiated a project to renovate the former St. Athanasias Church with the intent of converting it into a Community Center. Due to the limited budget, elements of the master plan were deleted including plaza improvements and regrading, and an exterior shade structure. Moreover, during the course of construction, additional deferred maintenance issues including the heating, ventilation, and air conditioning systems (HVAC), building envelope waterproofing, and painting were put on hold until funding for the Phase II project could be identified.

In 2017 the County received \$426,113 for the IVCC from a State of California Department of Housing and Community Development grant through the Housing and Related Parks (HRP) Program, enabling the design of the Phase II improvements to commence. General Services negotiated a Professional Services Agreement (PSA) with Blackbird Architects. Inc., the firm responsible for the Phase I design. Due to the firm already having contracts with the County which in aggregate would exceed \$100,000 with the addition of this agreement, the Purchasing Agent alerted Capital Projects to the requirement that the Board award the PSA accordingly.

Key Contract Risks:

The Professional Services Agreement identifies milestones and deliverables the consultant must achieve in order to receive payment based on percentage of completion of tasks.

Fiscal and Facilities Impacts:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
Phase II - HRP Grant	\$ 56,060.00		\$ 56,060.00
Total	\$ 56,060.00		\$ 56,060.00

The Housing Related Parks Grant in the amount of \$426,113 will fund the design services, and the project will be scaled to include the construction and soft costs for the Phase II renovations.

Special Instructions:

Provide two (2) duplicate originals of the PSA with Blackbird and a Minute Order to Celeste Manolas, Capital Projects Manager, General Services Department.

Attachments:

1. Professional Services Agreement with Blackbird Architects.
2. CEQA Notice of Exemption

Authored by:

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