



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: General Services
Department No.: 063
For Agenda Of: August 10, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Robert Nisbet, Director (805-560-1011)
Contact Info: Paddy Langlands, Assistant Director (805- 568-3096)

SUBJECT: Los Alamos Fire Operations Complex, Project # 8688- Award PSMA
Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors approve and authorize Chair to execute the Professional Services Master Agreement (PSMA) with BFGC-IBI Group Architecture Planning (BFGC) to provide complete design, construction documents and construction administration for the Los Alamos Fire Operations Complex (FOC), in an amount not to exceed \$404,940.00 including reimbursable expenses.

Summary Text:

The Fire Operations Complex (FOC) Project as proposed and listed within the Capital Improvement Plan (CIP) will rebuild the existing Fire Facilities in Los Alamos. The Initial Project phases, which are funded through Fire District Funds, include land acquisition, California Environmental Quality Act, (CEQA) and planning and design efforts. CEQA and Land acquisition are now complete. General Services has recruited an architectural design firm with the proven fire facility experience needed to complete a responsible and functional design. The eventual construction of the FOC Facility will provide County Fire with the facilities needed to fulfill their commitment to effectively serve the public. BFGC was the firm selected by General Services to be awarded a Professional Services Master Agreement (PSMA) and to perform the architectural services needed for the FOC design phase.

Background:

Los Alamos has been identified by County Fire as a central point for providing essential fire protection services to residents of the northern and southern communities of Santa Barbara County. Fire Station 24 is located at 99 Centennial Street and is collocated with the Construction Section and the North County Battalion Chiefs living quarters. The facilities are dated and do not meet current essential services standards. Improvements to Fire Operations in this area are a part of the long term County Fire plan and are identified in the Capital Improvement Plan.

This project combines the two projects listed in the CIP: replace the existing Los Alamos Fire Station with a 6,800 SF Fire Station Facility on about 0.91 acres of land in Los Alamos (CIP Project B-18), and construct a 5,600 SF FOC on a new, adjacent parcel of land recently purchased (CIP Project B-11). The FOC will provide working quarters for various sections within the Emergency Operations Division, a 4,000 SF warehouse / covered equipment maintenance facility, and offices for the Construction (Heavy Equipment) Section of the Fire Department. The project will include 1,600 SF for an office and living quarters for the North County Battalion Chiefs.

Currently this project is only funded for the planning and design phases. The initial design phase of this project will provide programming, site master planning for all facilities of the combined project and complete design documents for the FOC. The PSA will also provide schematic design services for the Fire Station 24 facility replacement project. The additional schematic design effort will support the proper placement and design of the entire fire facility site in Los Alamos.

The project site is comprised of six contiguous parcels, including four parcels owned, previously developed and utilized by the County (APNs 101-151-007, 101-151-008, 101-151-009 and 101-151-010) which are collectively identified as 99 Centennial Street. These parcels encompass 0.91 acres and are developed with the existing Fire Station 24 Facility, the Construction Section Facilities and living quarters for the North County Battalion Chiefs. The two remaining recently acquired undeveloped adjacent parcels (APNs 101-151-005 and 101-151-006) are addressed as 335 and 355 Leslie Street, and encompass 0.68 acres. The County, through Board resolution, consummated the acquisition of these vacant parcels on August 3, 2010. The land area of all six parcels totals 1.59 acres.

Today's Board action will execute a Professional Services Master Agreement with BFGC. BFGC was selected from 14 architectural firms who responded to the County's solicit for Qualifications (RFQ) recruitment. BFGC is a world wide architecture firm with a local office in San Luis Obispo CA. They have completed many local public works projects and specifically two fire facilities for the City of Santa Maria. BFGC has diverse experience in complex public works projects and were ranked high amongst comparable experienced firms. The Master Agreement presents a new and improved professional services contract delivery method, affording better cost control and service flexibility for General Services and the client departments. Once the not-to-exceed amount of the PSMA and its associated scope of work is approved by the Board of Supervisors, subsets of that scope will be awarded using Project Agreements (PA) for specific architectural services on an as needed basis and as funding for the design work is made available, if it is not all available up front, (as is the case for this project).

Fiscal and Facilities Impacts:

This project has been in the Fire Department’s Capital Improvement Plan for more than a decade and has been included in the FY 2009-2010 budget. The funding is derived from designed Capital Outlay funds included as part of the Fire Department’s agreement with the State for fire protection services. These Capital Outlay funds can only be used for Capital Projects associated with facilities identified in the Fire Department’s contract with the State.

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other: Fire District			\$ 575,000.00
Total	\$ -	\$ -	\$ 575,000.00

Narrative:

Currently this project is only funded for the planning and design phases. Funding for the initial design phases (programming – construction documents) of the project is available in Dept. 063, Fund 0030, Program 1930, Account 8700, Project 8688.

Staffing Impacts:

Legal Positions:

FTEs:

Special Instructions:

Please send two (2) duplicate original Professional Services Agreements and one (1) and copy of the minute order, to John Green, GS/Support Services Division, Courthouse East Wing.

Attachments:

1. Original PSA Master Agreement with BFGC-IBI Architecture Planning
2. Two (2) duplicate originals of PSA Agreement

Authored by:

John Green, Project Manager (805) 934-6229