



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: May 7, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Kirk Lagerquist, Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: Award Professional Services Agreement for Project No. 23008 - HVAC and BEMS Design Services for Eight (8) Countywide Facilities

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:

- a) Approve and authorize the Chair to execute a Professional Services Agreement (Agreement) in the amount of \$250,200.00 with P2S LP, to provide design services for Heating Ventilation and Air Conditioning (HVAC) and Building Energy Management Systems (BEMS) at eight (8) facilities across Santa Barbara County located at 511 Lakeside Pkwy. (APN 128-085-034), 260 N San Antonio Rd. (APN 059-140-029), 1112 Santa Barbara St. (APN 029-162-036), 500 W. Foster Rd. (APN 111-231-004), 123 E. Anapamu St. (APN 029-121-022), 105 E. Anapamu St. (APN 029-121-022301), N. R St. (APN 091-040-004), and 1109 W. Chestnut Ave. (APN 091-040-004) (majority vote);
- b) Authorize the Director of General Services, or his designee, to approve change orders to the Agreement in an amount not to exceed \$25,000; and
- c) Find that these actions fall within the scope of the filed Notice of Exemption and are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to sections 15301, subdivision (a) because the project is a minor alteration to a public structure involving negligible or no expansion of existing or former use and the replacement of existing equipment.

Summary Text:

This item is before the Board for approval of a Professional Services Agreement with P2S LP in the amount of \$250,200.00 to provide mechanical engineering design services to support Heating, Ventilation, and Air Conditioning (HVAC) and Building Energy Management System (BEMS) upgrades at eight (8) different sites across the County. Design services shall include a review of the existing conditions (space, load, equipment, etc.), and full systems design through Construction Documents along with cost estimating services for HVAC and BEMS.

Background:

On January 11, 2024, the General Services Department (GS) initiated the public Request for Qualifications/Proposals (RFQ/P) process to procure mechanical design services to improve upon and expand the County’s HVAC and BEMS programs. When successfully implemented, BEMS infrastructure will create a backbone that allows Facility/Maintenance staff and the County’s Energy Manager to monitor the day-to-day system performance of buildings. These systems are expected to provide energy monitoring, remote-control of BEMS integrated systems, enhance security, improve maintenance actions, increase occupant and operator comfort, and reduce environmental impact. BEMS infrastructure must be capable of integrating other systems, such as, but not limited to: sub-meters, lighting controls, solar photovoltaics, battery energy storage systems, boilers, chillers, intrusion alarms, fire alarms, and electric vehicle charging stations.

GS and the County’s Information Technology Department (ITD) will serve as full design partners for the project and will provide current and future programming information that will guide the design and project implementation. This partnership is important and vital to project success. The County will award a single design contract for the services requested in the RFQ/P. GS received eight proposals, performed an extensive qualifications-based selection process, and facilitated interviews on March 26, 2024. After thorough consideration, P2S LP was selected to move forward on March 28, 2024.

Below is a list of the eight (8) facilities that are included in this project.

Building Name	Building Address	Building Project
Santa Maria Admin Building	511 Lakeside Parkway	Replace HVAC units and upgrade controls. BEMS infrastructure.
Santa Barbara Casa Nueva Building	260 North San Antonio Rd.	HVAC Replacement, controls upgrade, solar shades, BEMS infrastructure.
Santa Barbara District Attorney Building	1112 Santa Barbara St.	BEMS replacement, HVAC controls upgrade, cooling tower/pump/boiler replacement
Santa Maria B Well Building	500 West Foster Road	HVAC Controls Upgrade. BEMS infrastructure.
Santa Barbara Engineering Building	123 East Anapamu St.	BEMS infrastructure
Santa Barbara Admin Building	105 East Anapamu St.	Replacement of existing Novar system with new BEMS infrastructure
Lompoc Public Health (Women's Clinic)	301 North R St.	Replacement of existing T-stat system with new BEMS infrastructure
Lompoc Wellness Center	1109 W. Chestnut Ave.	Replacement of existing Novar system with new BEMS infrastructure

The overall goal of this project is to provide the County with a functional, efficient mechanical design and cost estimate for HVAC and BEMS upgrades at various facilities. The final deliverable will be a set of plans and specifications that the County can release for construction bids. Plans will be vetted with County ITD and cleared to connect with county network. BEMS infrastructure will have the capabilities to remote control building systems, integrate buildings systems beyond HVAC, and connect to Energy CAP for reporting/monitoring purposes. Once the designs are complete, staff will release a bid for contractors to implement the projects.

California Environmental Quality Act (CEQA) Documentation:

A CEQA statutory exemption is requested for this contract. The proposed administrative actions do not constitute a project within the meaning of the California Environmental Quality Act (CEQA) pursuant to 15301 (minor alterations to existing facilities) and 15303 (limited construction of small facilities) of Title 14 of the California Code of Regulations and direct staff to file a Notice of Exemption on that basis.

Performance Measure:

NA

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Source</u>	<u>FY 23-24 Cost:</u>	<u>Total One-Time Project Cost</u>
Capital Outlay Fund 0030 Project 23008 – Countywide Energy Reduction Upgrades	\$250,200.00	\$250,200.00

Fiscal Narrative:

The Agreement with P2S LP is not to exceed \$275,200.00. This includes the total contract amount of \$250,200.00 plus a contingency of \$25,000.00 (10%), if needed, which is included in the FY 2023-2024 Budget.

Key Contract Risks:

General Services will be working closely with P2S LP to facilitate the complete design set under the Agreement. Progress payments will be made to P2S LP based on deliverables to the County as outlined in the Scope of Work attached as Exhibit A to the Agreement.

Special Instructions:

Please send one copy of the Minute Order and two duplicate executed originals of the Professional Services Agreement to Brandon Kaysen, Energy Manager, General Services, Courthouse East Wing at Bkaysen@countyofsb.org.

Attachments:

1. Professional Services Agreement with P2S LP
2. CEQA Notice of Exemption

Authored by:

Brandon Kaysen, General Services – Energy Division