



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: July 18, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5

TO: Board of Supervisors
FROM: General Services Kirk Lagerquist, Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: Gaviota Mariposa Reina Site - Award Professional Services Agreement for Facilities and Infrastructure Asset Assessment and Solar Feasibility Study Project No. 20036

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 in the amount of \$490,772.00 with Michael Baker International, Inc., to provide a facilities and infrastructure asset assessment and solar feasibility study for the property known as the Gaviota Mariposa Reina Site, located at 17100 Calle Mariposa Reina, in Gaviota, California (APN 081-130-070) (majority vote);
- b) Authorize the Director of General Services or designee to approve change orders in an amount not to exceed \$37,038.60; and
- c) Approve Budget Revision Request 0009062 (4/5ths vote) for \$527,810.60; and
- d) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they consist of administrative activities of government that will not result in direct or indirect physical changes in the environment, and direct staff to file of a Notice of Exemption on that basis.

Summary Text:

This item is before the Board for approval of a Professional Services Agreement (Agreement) with Michael Baker International, Inc. in the amount of \$490,772 to evaluate the Gaviota Mariposa Reina site and determine if it is suitable to improve the resilience of the Gaviota coast, protect essential resources, and support the pursuit of the County's Climate Action Plan and Zero Net Energy goals. Historically, the site was developed and utilized as a regional pipeline hub for off-shore oil production along the Gaviota coast. The condition survey of the site will include safety concerns, potential liabilities, zoning restrictions, and an audit of usable (remaining) and unusable (demolition) infrastructure and improvements. The assessment will inform the County's possible acquisition of the property. The acquisition and redevelopment of this historic oil industry property has the potential to be a legacy effort in California's transition from a fossil fuel-based industry to one that provides value to both humans and the environment.

Background:

On February 2, 2023, the General Services Department initiated the public bid process to procure comprehensive infrastructure assessment, zoning and regulatory analysis, pavement conditions assessment, utility provider analysis, and solar feasibility study for the Gaviota Mariposa Reina site (Project). The General Services Department received four proposals, performed an extensive qualifications-based selection process, and facilitated interviews between March 17, 2023 and May 9, 2023. After thorough consideration, Michael Baker International, Inc. was selected to move forward on June 20, 2023. Michael Baker International, Inc. is a leading provider of engineering and consulting services with an office in Santa Ana, California, and has partnered with a variety of local subcontractors to support this diverse Project.

The subject property is located at 17100 Calle Mariposa Reina in Gaviota, an unincorporated community in the County of Santa Barbara, commonly identified as Assessor Parcel Number 081-130-070. Within the developed area, there is one existing administrative building (19,943 SF), one existing control room (12,783.47 SF) and one existing storage warehouse (5,423.84 SF). Additionally, the site has an existing desalination plant, a wastewater/sewer treatment plant, and stormwater system.

Historically, the site was developed and utilized as a regional pipeline hub for off-shore oil production flowing to on-shore pipeline systems destined for refining. The site is extensively developed to support the receipt and distribution of oil and natural gas produced through off-shore oil production. This includes extensive pipeline systems (both above and below ground), the seawater desalinization plant, wastewater/sewer treatment plant, pipeline control systems (contained within a master control structure), storm water (surface water) retention systems, above grade potable/non-potable water storage tanks, fire suppression system, an office structure used to support on-site technical staff, and multiple accessory structures (several of which have machine shops for fabrication and repairs of the on-site mechanical systems). The site once contained five gas-fired generators (using natural gas by-product produced as part of the oil production process) that have since been de-commissioned and removed from the site.

Among many potential uses, this site presents an array of benefits for the County, including potential office space, critical infrastructure, solar photovoltaic development, battery storage systems, open space, and possible debris laydown areas to be used during natural disasters. The successful completion of the Project will provide the County with a clear understanding of the zoning and regulatory challenges, health and usefulness of existing infrastructure, and renewable energy development potential. This

assessment will build upon Planning and Development’s Long-Range Development Plan, which has looked at this site for solar in the past. To transition an oil and gas infrastructure site to a resiliency hub presents a transformation of the Gaviota coastline that is in alignment with County goals and California’s future.

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 14 CCR 15378(b)(4), (b)(5), and 15262. Any projects identified in the assessment plan will be analyzed individually under CEQA.

As part of this Agreement, Michael Baker International, Inc. will be working with the County during the site assessment phase to help determine the environmental conditions of the Gaviota Mariposa site.

Performance Measure:

This Agreement will provide a thorough site and asset assessment as well as a solar feasibility study for the Gaviota Mariposa Reina site. Once the assessment is complete, staff will return to the Board to share the project findings and provide a recommendation for next steps including the potential for renewable energy production and storage as well as possible acquisition.

Fiscal and Facilities Impacts:

Budgeted:

Fiscal Analysis:

<u>Funding Source</u>	<u>FY 23-24 Cost:</u>	<u>Total One-Time Project Cost</u>
General County Programs – Contingencies Fund Balance	\$527,810.60	\$527,810.60

Fiscal Narrative:

The Agreement with Michael Baker International, Inc. is not to exceed \$527,810.60. This includes the total contract amount of \$490,772.00 plus a contingency of \$37,038.60 if needed.

The funding for this project will be provided by a General Fund transfer from General County Programs, Contingencies Fund Balance. The necessary budget revision is included as Attachment 3.

Key Contract Risks:

General Services will be working closely with Michael Baker International, Inc. to facilitate the complete site assessment and solar feasibility study under the Agreement. Progress payments will be made to Michael Baker International, Inc. based on deliverables to the County as outlined in the Scope of Work attached as Exhibit A to the Agreement. General Services will also be conducting Real Property confirmation, environmental reviews, and subsurface investigations to supplement and inform the Project.

Special Instructions:

Please send one copy of the Minute Order and two duplicate executed originals of the Professional Services Agreement to Brandon Kaysen, General Services, Courthouse East Wing.

Attachments:

1. Professional Services Agreement with Michael Baker International, Inc.
2. CEQA Notice of Exemption
3. BJE-0009062

Authored by:

Brandon Kaysen, General Services – Energy Division