



**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: March 1, 2022
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

DocuSigned by:

Janette D. Pell

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TO: Board of Supervisors
FROM: General Services: Janette D. Pell, Director, General Services (805) 568-3096
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: **Santa Barbara Main Jail Renovation Project- Award Professional Services Agreement (PSA) for Architectural Design Programming; Second District Project No. 20041**

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

It is recommended that the Board of Supervisors:

- a) Approve and authorize the Chair to execute the Professional Services Agreement (PSA) with Nacht & Lewis, a Sacramento, CA, corporation, to provide professional programming services to develop scope and planning for the Main Jail Renovation project, located at 4436 Calle Real, Santa Barbara, CA, in an amount not to exceed \$1,263,795.00; and
- b) Authorize the General Services Director or designee to approve change orders for a 10% contingency amount up to \$126,379.50 for a total not-to-exceed contract amount of \$1,390,174.50; and
- c) Delegate authority to the General Services Director, or designee, to act on behalf of the County to adjust milestone dates within the established term the Professional Services Agreement, Exhibit F as necessary; and
- d) Find that the proposed action is not a project under the California Environmental Quality Act (CEQA) pursuant to section 15262 as a feasibility and planning study for possible future actions that have not been approved, adopted, or funded, and direct staff to file a notice of exemption on that basis.

Summary Text:

Approval of this item will secure design programming services for necessary improvements to the Main Jail located at 4436 Calle Real, Santa Barbara, CA. General Services is proposing to engage Nacht & Lewis to provide programming services to develop a scope and plan and produce concept designs that will address the

Remedial Plan from the Stipulated Judgement in the *Murray et al. v. County et al.* class action litigation, fire/life safety code compliance, Americans with Disabilities Act (ADA) items throughout the facility, medical and mental health services, and on-going deferred maintenance and capital deficiencies. Once the programming services are complete, staff will return to the Board of Supervisors for approval for the design portion of the project.

Background:

In December 2017, the County hired Vanir Construction Management, Inc. (Vanir) for master planning services associated with the Main Jail Implementation Plan. Vanir, General Services, and the Sheriff's Office researched options to develop a plan for prioritizing, packaging, and phasing improvements to the County's Main Jail including strategies for relocating inmates. The engagement also included expanding the ADA consulting services to assist the Office of County Counsel with litigation that was threatened at that time involving the Main Jail. In 2019, Vanir completed the Main Jail Implementation Plan which will be used by Nacht & Lewis as reference in the next phase of the project.

Discussion:

General Services conducted a competitive, qualification-based selection (QBS) process soliciting Requests for Qualifications (RFQ's) from interested firms. Two (2) design teams responded to the RFQ and Nacht & Lewis was selected to provide professional design programming services for the Main Jail Renovation project. Nacht & Lewis is a regional design firm that specializes in corrections design. The firm has demonstrated competence and the professional qualifications necessary for the satisfactory performance of the services required ((Gov. Code 4525 (architectural services)).

On November 9, 2021, the Board received a status report on Criminal Justice Improvement efforts and the Main Jail Rehabilitation project. The Board directed staff to pursue Option 2: Proceed with planned rehabilitation project and assess the longer-term inmate housing and program space needs on the South County Main Jail campus. The design programming phase of the Main Jail project will draft plans to address asset protection requirements, ADA program requirements, the development of medical and mental health program spaces, improvements to housing pods that allow flexibility in inmate movements and management methodologies, and ensure project does not rehabilitate areas of the jail that will no longer be needed or used.

The project plan outlines a phased design approach to provide adequate time to thoroughly develop a needs assessment, forecast future required rated capacity in a post-pandemic environment, and evaluate the need for additional program, diversion, and inmate housing. The first step is the programming of the site. In this phase, it is necessary to address the current *Murray et al. v. County et al.* Stipulated Judgment requirements, code and ADA items, population management of the Jail, and the immediate need to address deferred maintenance and capital needs. The County and Nacht & Lewis will engage with our criminal justice partners, stakeholders, and community-member groups such as the League of Women Voters and CLUE (Clergy & Laity United for Economic Justice) as part of this programming process and will evaluate the feasibility of modifying a portion of the existing inmate housing units to accommodate contemporary inmate supervision models.

The County is committed to looking at a progressive approach to improving conditions and supervising the inmate population in the Main Jail. The types of confinement that are most conducive to rehabilitation and the extent to which they can be included in the renovation of the current layout of the Main Jail will be considered. Due to the compactness of the site and structural limitations of the existing facilities, all information will be considered to make informed decisions on planning and final design of the project.

California Environmental Quality Act (CEQA) Documentation:

A CEQA categorical exemption and determination this action is exempt from CEQA is proposed for this contract as this Board Action is only for the execution of an agreement for design programming services. The project currently involves only feasibility and planning studies for possible future actions which the Board has

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not approved, adopted, or funded. The work proposed to be completed will not result in direct or indirect physical changes in the environment.

Fiscal and Facilities Impacts:

Budgeted: Yes. The funding for this contract is included in the FY2021-22 Approved Budget and will be accounted for in the Capital Outlay Fund (Fund 0030).

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY 2021-22 Cost</u>	<u>Annualized On-Going Cost</u>	<u>Total One-Time Project Cost</u>
Fund 0030 - Capital Outlay Fund	\$1,390,179.50	-	\$1,390,179.50

Fiscal Narrative:

The PSA with Nacht & Lewis is not to exceed \$1,263,795.00, which includes full programming services, development of concept designs, and a stakeholder engagement component. Subsequent bidding and construction phases will be awarded in the future based on the completion of this PSA.

The programming phase of the project will be funded from the Capital Outlay Fund 0030 in the amount of \$1,263,795.00 for the completion of the design. This action also authorizes the General Services Director or designee to approve change orders for a 10% contingency amount up to \$126,379.50.

Key Contract Risks:

General Services will be working closely with Nacht & Lewis to develop the programming of the Main Jail Renovation project. The PSA identifies the scope the consultant must achieve in order to receive payment-based hours of work performed and outcomes achieved.

Special Instructions:

Please send one (1) copy of the minute order and two duplicate executed originals of the Professional Services Agreement to Diane Dodson Galt, Project Manager, GS / Support Services Division, Courthouse East Wing, as well as a copy of the fully executed resolution and minute order to dgalt@countyofsb.org.

Attachments:

1. Attachment 1 – Nacht & Lewis Professional Services Agreement
2. Attachment 2– Notice of Exemption (NOE) - CEQA

Authored by:

Diane Dodson Galt, General Services – Capital Projects