



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

TO: Board of Supervisors
FROM: General Services Kirk A. Lagerquist, Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: **Santa Ynez Valley Airport, US Forest Service Building Project - Award Professional Services Agreement (PSA) for Architectural & Engineering Services; Third District, Project No. 21062**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute a Professional Services Agreement with 19six Architects (Attachment 1) to provide professional architectural and structural design with construction administration services for the rebuilding of the U.S. Forest Service apparatus bay building project, located at 910 Airport Road, Santa Ynez, California, in an amount not to exceed \$244,255.00; and
- b) Approve Budget Revision Request 0008793; and
- c) Find that the recommended actions are exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15262, because they consist only of design services for possible future actions that the Board has not approved, adopted, or funded, and that will not result in any direct or indirect physical changes in the environment, and direct staff to file a Notice of Exemption on that basis (Attachment 2).

Summary Text:

The recommended actions entail approval of a Professional Services Agreement (PSA) with 19six Architects to provide design and structural engineering services for the rebuild of the U.S. Forest Service building located on County-owned property at the Santa Ynez Airport, including a comprehensive review of the existing structure to assess the damage caused by a structure fire on March 3, 2022, and full design and construction administration services. Once the design is complete and the budget is verified, a review and consideration of project delivery will be performed for the next phase of the project. Staff will return to the Board at a later date for further direction.

Background:

The United States Forest Service leases a building from the Santa Ynez Valley Airport Authority (SYVAA) at the Santa Ynez Valley Airport for the Los Padres Forest Santa Ynez Station. This facility is located on County-owned land, and the County of Santa Barbara provides insurance coverage for the facility under the lease agreement with the SYVAA. The building is an approximately 7,400 square-foot commercial structure, divided into two areas with a fire rated separation. The South portion of the structure consists of a 2,800 square-foot office space, and the North portion is a 4,600 square-foot apparatus bay. The apparatus bay was constructed in 1962 and is steel framed, with a metal exterior and a metal roof on a concrete foundation. Shortly after 1:00AM on March 3, 2022, the apparatus bay was engulfed in flames that destroyed the apparatus bay. The apparatus bay included a bathroom, kitchen, and locker rooms, which were a complete loss. Insurance requires a like-for-like replacement of the facility. The General Services Department is assisting in the rebuild and restoration of the building.

General Services conducted a competitive, qualification-based selection (QBS) process soliciting Requests for Qualifications (RFQ's) from interested firms. Proposals were due and received on February 22, 2023. Two (2) design teams responded to the RFQ. The selection process employed a review committee comprised of General Services staff. Each proposal was reviewed and scored based on the criteria established in the RFQ. At this time, General Services is prepared to recommend 19six Architects to provide professional architectural and structural design services, constructability reviews, cost estimating services, and future construction administration services for the rebuild of the U.S. Forest Service building. The services covered by the PSA are funded by insurance claim proceeds. The work is necessary to rebuild the facility that was lost during the fire incident.

California Environmental Quality Act (CEQA) Documentation:

A CEQA categorical exemption is applicable to the PSA and Budget Revision Request. Under the PSA, 19six Architects will be working with the County to determine whether the future project will create environmental impacts that require CEQA actions. The County will be performing a CEQA review, and will return to the Board with an update on the potential impacts and mitigative measures, if any, that will be undertaken, if required.

Performance Measure:

This PSA will develop the complete design, perform constructability reviews, provide cost estimates, and assess environmental factors and measures for the rebuild.

Fiscal and Facilities Impacts:

Budgeted: Funds are available; Budget Revision # 0008793 is attached for approval and will allocate the available insurance proceeds to fund the US Forest Service building project.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY 2022-23 Cost:</u>	<u>Total One-Time Project Cost</u>
Insurance Proceeds-Emergency Repairs	\$ 291,938.00	\$ 291,938.00
Insurance Proceeds-Facility Rebuild	\$ 307,422.00	\$ 307,422.00
Total	\$ 599,360.00	\$ 599,360.00

Fiscal Narrative:

The PSA with 19six Architects is not to exceed \$244,255.00, which includes full design services, construction administration services, and commissioning services. In addition to the PSA, \$291,938.00 was utilized for emergency repairs from General Fund 001; a total of \$63,167.00 will be allocated for project management time for both the current design phase and future bidding and construction phases. Subsequent bidding and construction phases will be awarded in the future based on the completion of the design phase work.

The design phase of the project is funded from an insurance claim payment. This funding will be available in the Capital Outlay Fund 0030 for a total of \$599,360.00 which includes General Services project management time for design, bidding, and construction phases.

Key Contract Risks:

General Services and the Santa Ynez Airport Authority will be working closely with 19six Architects to develop the design for the rebuild US Forest Service building. General Services will be conducting Real Property confirmation, environmental reviews, and subsurface investigations to supplement and inform the design.

Staffing Impacts: None

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send one copy of the Minute Order and two duplicate executed originals of the Professional Services Agreement to Fernando Orta, Project Manager, General Services Capital Projects, County of Santa Barbara Courthouse, East Wing, 2nd Floor, 1105 Santa Barbara Street, Santa Barbara, California, 93101.

Attachments:

1. Original Professional Services Agreement
2. Notice of Exemption
3. Budget Revision Request No. 0008793

Authored by:

Fernando Orta, Project Manager, General Services – Capital Projects