

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: 2/27/2018

Placement: Administrative

TO: Board of Supervisors

FROM: General Services Janette D. Pell, Director (805) 560-1011

Contact Info: Skip Grey, Assistant Director (805) 568-3083

SUBJECT: Professional Services Agreement with Blackbird Architects; Third District

County Counsel Concurrence

<u>Auditor-Controller Concurrence</u>

As to form: Yes 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 with Blackbird Architects in the amount of \$56,060.00 to provide Architectural, Engineering, and related professional design services for the Isla Vista Community Center Phase II Project; and
- b) 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:

The Isla Vista Community Center (IVCC) Phase I renovation is nearing completion, and General Services is prepared to begin design of the Phase II renovations which will include deferred maintenance and master planned elements which could not be accomplished under the \$483,000 funded for Phase I. With \$426,113 received from the State under a California Department of Housing and Community Development grant through the Housing and Related Parks (HRP) Program, General Services is ready to engage Blackbird Architects, and is required to bring the award to the Board due to the consultant already having agreements with the County which in aggregate would exceed \$100,000. With approval

of the recommendations, General Services may commence the design phase with an estimated duration of three months.

Background:

In 2015, General Services initiated a project to renovate the former St. Athanasias Church with the intent of converting it into a Community Center. Due to the limited budget, elements of the master plan were deleted including plaza improvements and regrading, and an exterior shade structure. Moreover, during the course of construction, additional deferred maintenance issues including the heating, ventilation, and air conditioning systems (HVAC), building envelope waterproofing, and painting were put on hold until funding for the Phase II project could be identified.

In 2017 the County received \$426,113 for the IVCC from a State of California Department of Housing and Community Development grant through the Housing and Related Parks (HRP) Program, enabling the design of the Phase II improvements to commence. General Services negotiated a Professional Services Agreement (PSA) with Blackbird Architects. Inc., the firm responsible for the Phase I design. Due to the firm already having contracts with the County which in aggregate would exceed \$100,000 with the addition of this agreement, the Purchasing Agent alerted Capital Projects to the requirement that the Board award the PSA accordingly.

Key Contract Risks:

The Professional Services Agreement identifies milestones and deliverables the consultant must achieve in order to receive payment based on percentage of completion of tasks.

Fiscal and Facilities Impacts:

			<u>Annualized</u>	<u>Total One-Time</u>	
Funding Sources	Current FY Cost:		On-going Cost:	Project Cost	
Phase II - HRP Grant	\$	56,060.00		\$	56,060.00
Total	\$	56,060.00		\$	56,060.00

The Housing Related Parks Grant in the amount of \$426,113 will fund the design services, and the project will be scaled to include the construction and soft costs for the Phase II renovations.

Special Instructions:

Provide two (2) duplicate originals of the PSA with Blackbird and a Minute Order to Celeste Manolas, Capital Projects Manager, General Services Department.

Attachments:

- 1. Professional Services Agreement with Blackbird Architects.
- 2. CEQA Notice of Exemption

Authored by:

Celeste Manolas, Capital Projects Manager