



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: June 15, 2021
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 Janette D. Pell, Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: Calle Real Master Plan, Amendment No. 2 to M. Arthur Gensler Jr. & Associates, Inc. Agreement, Second District (F/R # 19-00677)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Manager

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute Amendment No. 2 to the Agreement for Services of Independent Contractor with M. Arthur Gensler Jr. & Associates, Inc., previously approved in the amount of \$414,540.00 plus a not to exceed allowance of \$15,000.00 for extra work and reimbursable expenses associated with the master planning services for a not to exceed contract amount of \$429,540.00. Amendment 1 increased the Agreement term by 12 months to June 30, 2021. This Amendment 2 will increase the Agreement term by 12 months to June 30, 2022.
- b) Find that the proposed contract does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15378 (b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

Summary Text:

This item is on the agenda in order to approve an amendment to the agreement with M. Arthur Gensler Jr. & Associates, Inc. to provide master planning services for the Calle Real Campus through June 30, 2022. The agreement with M. Arthur Gensler Jr. & Associates, Inc. expires on June 30, 2021 and this action will extend the contract date to allow the work to be completed. This contract is necessary to extend due to the emergency response taking precedence over master planning efforts. The final phases of the master

planning process require collaboration with various county stakeholders taking time to coordinate schedules and receive input to aid in the development of the final master plan document. The current contract expensed to date is \$406,905.50 which includes \$398,721.00 (96.2%) of the base contract and \$8,184.50 (54.6%) from the not to exceed allowance of \$15,000.00 for extra work and reimbursable expenses that the Director of General Services has executed the authority to authorize.

Background:

Renew 2022 is all about being innovative, creative and collaborative. In our current work spaces, this can be a challenge since we are spread out in different locations, and occupy buildings that consist of traditional spaces with outdated technology. Many of these buildings were designed decades ago. As we look to begin creating a master plan for the Calle Real Campus, we should be looking at creating innovative spaces in our work places that are more open, transparent and inviting. Our buildings should work to achieve the goals of removing silos between departments by “creating communities,” “facilitating collaboration” and “creating serendipitous encounters.” Millennials, who are becoming a majority of the County workforce, expect an ideal work environment with spaces that are flexible, social, open, technologically advanced, and environmentally conscious. Achieving this type of environment is difficult with a current facility portfolio that is aging and spread out. Using best practices and benchmarking data, coupled with the understanding of global workplace trends, the consultant team will compare these statistical requirements to the County’s existing space design guidelines or current space assignments and suggest possible modifications appropriate to the County’s work practices and culture.

From the initiation of the Calle Real Master Plan process on August 13, 2019, M. Arthur Gensler Jr. & Associates, Inc. in collaboration with the County of Santa Barbara has completed the data collection phase, analysis and findings phase, and options development phase. Due to the COVID-19 emergency response, the master plan process has been delayed thus requiring an term extension of 12 months to finalize the Calle Real Master Plan.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

None

Special Instructions:

None

Attachments:

1. Amendment No. 2 to Agreement for Services with Independent Contractor
2. Agreement for Services with M. Arthur Gensler Jr. & Associates, Inc.
3. Amendment No. 1 to Agreement for Services with Independent Contractor

Authored by:

Ashton Ellis, Project Manager General Services (805-568-2622)