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Parks Department Deputy Director

November 07, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Approval of, and Authorization for the Director of the General Services Agency or Designee to Execute, Amendment 4 to Consultant Services Contract with Muller Worthy Architects for Architectural and Engineering Services for the Building Modifications at 3760 Calle Tecate in Camarillo, California, Extending the Contract Term by Three Years, Increasing the Scope of Work and Services, and Increasing the Contract Amount by \$330,500 for a Total Not-To-Exceed Amount of \$866,500; Authorization for the County Purchasing Agent or Designee to Amend the Contract to Increase the Contract Amount by up to \$75,000 for Additional, Unforeseen Architectural and Engineering Services for the Project, and Extend the Term of the Contract for up to Three Additional One-Year Periods.

RECOMMENDATIONS:

1. Approve, and authorize the General Services Agency (GSA) Director or designee to execute, Amendment 4 to the consultant services contract with Muller Worthy Architects for architectural and engineering services for building modifications to 3760 Calle Tecate in Camarillo, California ("project"), extending the contract term by three years, increasing the scope of work and services, and increasing the contract amount by \$330,500 for a total not-to-exceed amount of \$866,500; and
2. Authorize the County Purchasing Agent or designee to amend the contract to increase the contract amount by up to \$75,000 for additional, unforeseen architectural and engineering services for the project, subject to County Counsel review and approval, and extend the term of the contract for up to three (3) additional one-year periods.

FISCAL/MANDATES IMPACT:

Mandatory: No
Source of Funding: Facilities Projects, Capital Renewal, and other Departments
Fund Matching Requirement: N/A
Impact on Other Departments: None

Summary of Revenues and Costs	<u>FY 2023-2024</u>	<u>FY 2024-2025</u>
Revenue:	\$ 366,525	\$ 0
Costs:		
Direct	\$ 330,500	\$ 0
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	<u>\$ 330,500</u>	<u>\$ 0</u>
Net Gain/(Loss)*	\$ 36,025	\$ 0

Note: *This amount represents GSA project management fees for the project.

FY 2023-24 Budget Projection				
GSA – Facilities Projects – Budget Unit 4741				
	Adopted Budget	Adjusted Budget	Projected Budget	Est. Savings/ (Deficit)
Appropriations	\$26,353,268	\$26,353,268	\$26,353,268	\$ -
Revenue	\$26,240,856	\$26,240,856	\$26,240,856	\$ -
Operating Gain/(Loss)*	\$ (112,412)	\$ (112,412)	\$ (112,412)	\$ -

*Projected operating loss will be covered by unrestricted net position. Other financing uses are included. Sufficient revenue and appropriations are included in the FY 2023-2024 Adopted Budget for this item.

DISCUSSION:

In 2012, your Board approved a 10-year lease for the Ventura County Sheriff's Office ("Sheriff") to occupy a 40,000-square-foot facility in Camarillo. That lease expired on March 31, 2022. A few years prior, the landlord informed the County that the lease for the facility would not be extended beyond its expiration date. Thereafter, the Sheriff has partnered with Ventura County Public Works Agency – Real Estate Services and the County Executive Office to seek other long-term housing opportunities.

On May 5, 2020, your Board approved the purchase of property located at 3760 Calle Tecate, Camarillo. The Sheriff will relocate its Special Services Unit to this new location. The Calle Tecate property is an 80,000-square-foot property that includes a 15,000-square-foot warehouse, training rooms, conference rooms, administrative space, and secured rooms for various Sheriff units.

In 2020, GSA contacted three potential engineering consultants, seeking a consultant for design services that could perform engineering design, prepare plans and specifications, and manage construction administration for the 3760 Calle Tecate building remodel. Only one, Muller Worthy Architects, had both the expertise and the ability to meet the schedule. On December 15, 2020, (item no. 15) your Board approved a contract with Muller Worthy Architects for design, engineering and construction administration services in the amount of \$366,500. Amendment #1 was approved on August 17, 2021 by the County of Ventura GSA Purchasing to address identified structural engineering design requirements for the design. Amendment #2, approved by GSA Purchasing on April 12, 2022, deleted scope changes. Muller Worthy Architects submitted an opinion of cost for the tenant improvements that will require work over the established Job Order Contract limits. Accordingly, in order to pursue the tenant improvements, the project had to be submitted by the Public Works Agency (PWA) as a public bid. Amendment #3, approved by your Board on April 26, 2022, added required design requirements to prepare the design/specifications for the tenant improvement to be bid out by PWA and for bidding and construction administration support.

A modification to the original scope of work and services is needed to provide for drawings/specifications, bidding support and additional construction administration support for an addition to the project to relocate the Emergency Operations Center from its present location at the Pre Trial Detention Facility to the Tecate building.

GSA requests that your Board approve and authorize the GSA Director or designee to sign Amendment 4 (Exhibit 1) to the consulting services contract with Muller Worthy Architects (Exhibit 2) in the amount of \$330,500 to allow for these services to be provided. Amendment 4 will also extend the contract term by three years to allow sufficient time to complete these services.

In addition, GSA requests that your Board authorize the County Purchasing Agent or designee to amend the contract to increase the contract amount by up to \$75,000 for unforeseen topographical, geotechnical, domestic water analysis, and construction administration costs, with the amount not to exceed the original not-to-exceed amount of \$866,500, subject to County Counsel review and approval.

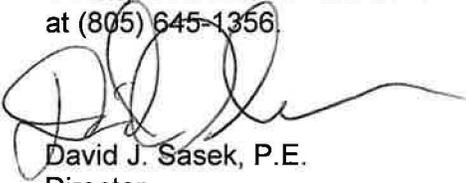
Board of Supervisors

Approval to Execute Modification of a Consulting Services Contract with Muller Worthy Architects

November 7, 2023

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This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel. For additional information concerning this item, please contact Charles Wilson at (805) 645-1356.

A handwritten signature in black ink, appearing to read "David J. Sasek", with a long horizontal flourish extending to the right.

David J. Sasek, P.E.
Director

Exhibit 1- Amendment 4 to Consulting Services Contract with Muller Worthy Architects

Exhibit 2- Consulting Services Contract 8338 with Muller Worthy Architects

Exhibit 3- Amendment 1 to Consulting Services Contract with Muller Worthy Architects

Exhibit 4- Amendment 2 to Consulting Services Contract with Muller Worthy Architects

Exhibit 5- Amendment 3 to Consulting Services Contract with Muller Worthy Architects