

27. Approve amendment to design services agreement with 19six Architects, for design services of the Children's Crisis Center, increasing the total amount to \$1,347,250, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: General Services Department

Subject: Children's Crisis Center Design Services Contract Amendment

Meeting Date: January 28, 2025

Formal Title: Approve amendment to design services agreement with 19six Architects, for design services of the Children's Crisis Center, increasing the total amount to \$1,347,250, and take related actions

Recommended Actions

- 1) Approve amendment to agreement No. 3 to contract 23D0832 with 19six Architects to increase the contract amount by \$24,700 for a new not-to-exceed amount of \$1,347,250, for design services for the Children's Crisis Center; and
- 2) Authorize the Deputy CAO/Director of Community Development and Infrastructure to sign the amendment on behalf of the County.

Executive Summary

The additional funds requested to complete design services are the result of discovery of an inadequately sized water line servicing the building as well as changes to the project design to reduce the number of second floor restrooms.

Discussion

Currently, there are no inpatient programs for youth located in Santa Cruz County. The building located at 5300 Soquel Avenue is envisioned as a Children's Crisis Stabilization Program (first floor) and a Children's Residential Program (second floor), collectively termed the Children's Crisis Center, to be managed by the Santa Cruz County Health Services Agency (HSA). With the proposed Children's Crisis Center, many youths in crisis will be able to be supported at a local level with stronger parent/guardian engagement rather than being sent out of Santa Cruz County for services. A project team consisting of representatives from the County Administrative Office, Health Services Agency (HSA), Community Development and Infrastructure (CDI), Sheriff's Office, Information Services Department (ISD), and General Services Department (GSD) has collaborated with the design consultant to create the plans and specifications for this project.

Since awarding a contract to 19six Architects to complete architectural and engineering design for the necessary tenant improvements in May 2023, the Board has approved two contract amendments to date. Such amendments allowed for split demolition and construction phases into separate projects to expedite project delivery, revise the construction documents to add a grease interceptor device to comply with current environmental health standards and remove the proposed second elevator and new dumbwaiter.

The recommended contract amendment with the additional contract amount requested is needed for additional work and construction administration required to design and install a new connection to the main domestic water supply, apply to the authority having jurisdiction for approval, and redesign the former second floor restrooms into ancillary spaces. The Children's Crisis Center programs will not be impacted with these changes.

Financial Impact

Sufficient funding for the project, including an additional \$24,700 to increase the total contract amount for 19six Architects to \$1,347,250, is available through the Behavioral Health Continuum Infrastructure Program (BHCIP) grant, awarded to HSA in December 2022 (Capital Project GLKey 191172).

Strategic Initiatives

Strategic Plan

- 1.A (Comprehensive Health & Safety: Health Equity)
- 1.D (Comprehensive Health & Safety: Behavioral Health)
- 6.A (Operational Excellence: Customer Experience)
- 6.C (Operational Excellence: County Infrastructure)
- 6.D (Operational Excellence: Continuous Improvement)

Climate Action and Adaptation Plan

15 (Reduce, reuse, repair, and recovery of goods and materials for packaging)

Development of the Children's Crisis Center supports the Strategic Plan elements in the areas of Comprehensive Health & Safety and Operational Excellence by providing a facility with programs currently not offered in the county.

Submitted By:

Michael Beaton

Recommended By:

Carlos J. Palacios, County Administrative Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.

DS



AMENDMENT NO. 3 INDEPENDENT CONTRACTOR AGREEMENT

NO. 23D0832

This Amendment No. 3 (“**Amendment**”) shall serve to modify the existing Contract No. 23D0832 (“**Contract**”) between the County of Santa Cruz (“**County**”) and 19six Architects (“**Contractor**”). County and Contractor may sometimes be referred to in this Amendment collectively as “**Parties**” or individually as “**Party**.”

I. Background.

- a. The Parties entered into the Contract effective May 9, 2023.
- b. The Contract was previously amended on January 30, 2024 and August 13, 2024.
- c. The purpose of this Amendment is to add service for additional design work and construction administration required to design and install a new connection to the main water supply, apply to the authority having jurisdiction for approval, and redesign and reconfigure the former second floor restrooms into ancillary spaces.

II. Effective Date of Amendment.

- a. This Amendment shall be effective as of the date fully executed by all Parties.

III. Changes to Contract.

- a. By executing this Amendment, the Parties agree that the Contract shall be changed in the following manner.
 1. Section 2 “COMPENSATION” is deleted in its entirety and replaced by the following:

“In consideration for CONTRACTOR accomplishing said result, COUNTY agrees to pay CONTRACTOR as follows: Payment not to exceed \$1,347,250, processed for payment after receipt and project manager approval of monthly invoices based upon the amount of actual progress achieved during the preceding month and per agreed rates as described in Attachment B – “Fee Estimate / Schedule of Charges.””
 2. The following attachment shall be incorporated into the Contract and modify it as follows:
 - i. Attachment A.1 - “Owner/Architect Contract Amendment #3” shall be appended to, and included in, the existing Attachment A – “Scope of Services” and thereby shall modify the work to be performed under the amended contract.
 - ii. Attachment B.1 – Fee Estimate for Scope of Work within Owner/Architect Contract Amendment #3 shall be appended to, and included in, the existing

Attachment B – “Fee Estimate/Schedule of Charges” and compensation paid to Contractor accordingly.

- b. All other existing provisions of the Contract not specifically addressed by this Amendment shall remain unchanged and in full force and effect. In the event of a conflict between the language of this Amendment and the Contract or any previous amendment of the Contract, the language of this Amendment shall control.

IV. Exhibits / Attachments.

The following Exhibits and/or Attachments are attached to this Amendment and hereby incorporated into its terms by this reference as though set forth in full:

- a. Attachment A.1: Owner/Architect Contract Amendment #3, dated September 12, 2024.
- b. Attachment B.1: Table 1.1 Fee Estimate for Scope of Work within Owner/Architect Contract Amendment #3.

In Witness Whereof, the Parties have executed this Agreement by their duly authorized officers or representatives.

19SIX ARCHITECTS (“Contractor”)	COUNTY OF SANTA CRUZ (“County”)
<p>DocuSigned by:  38438EAC30E04DD... Ralph le Roux Date 12/2/2024</p>	<p>Matt Machado Deputy CAO, Director of Community Development and Infrastructure DocuSigned by:  50EBAC64464C48C... Matt Machado Date 2/3/2025</p>
<p>Address: 303 Potrero Street, Suite 5 Santa Cruz, CA 95060 Telephone: (831) 440-7300 Fax: Email: ralph@19six.com</p>	<p>Approved as to Form: DocuSigned by:  40E85ACDEFDAB42D... Justin Graham Office of County Counsel Date 11/27/2024</p>
<p>DISTRIBUTION: Public Works Contractor</p>	<p>Approved as to Insurance: Signed by:  E4EADC5BA53B4DB... Gina Occhipinti Borasi Risk Management Date 12/2/2024</p>

ATTACHMENT A.1

SCOPE OF SERVICES



OWNER/ARCHITECT CONTRACT AMENDMENT # 3

Date: September 12, 2024

Project: Michael Hettenhausen, AICP
5300 Soquel Avenue, Santa Cruz, CA 95062
Conversion of Commercial Building into Children’s Crisis Center
19six #: 23036.01

Description: Add new water service, revise bathrooms

Contract Date: April 13, 2023

Modifications to Basic Contract:

Project Description:

The County recently acquired a 2-story commercial building previously owned by Bay Federal Credit Union and located at 5300 Soquel Avenue, Santa Cruz, CA 95062. The building will be converted to a Children’s Crisis Center to serve two programs: Children’s Crisis Stabilization Unit and Children’s Crisis Residential Program.

Scope of Amended Services and Fees:

Amendments to the following services:

Due to inadequate water service to the building, a new connection to the main water supply is proposed. The design team will make an application for the design to the water authority and respond to comments. We have assumed that the Water authority does not require a separate drawing package, and that the drawings can become part of the overall building plan set.

In addition, the County wants to revise the 2nd floor staff restrooms into ancillary spaces. The redesign will be factored into the plumbing calculations for the building. We have already proceeded with these items.

Total Fee \$ **24,700**

ATTACHMENT B.1

RATE SHEET

The revised payment schedule is **(updated fees in bold)**:

<u>Phase / Description</u>	<u>Previous Fee (incl Amend.#1)</u>
Schematic Design/Contracts	\$ 179,750
Design Development	\$ 242,600
Construction Documents	\$ 498,050
Building Permit Coordination	\$ 46,850
Bidding	\$ 56,650
Construction Administration	\$ 242,850
Amendment No. 2	\$ 55,800
Amendment No. 3	\$ 24,700
Total	\$ 1,347,250

If this proposal meets with your approval, please sign below and return a copy for our records or have your legal counsel prepare a formal contract. We will start work upon your written authorization below while the formal contract is being prepared.

Thank you for this opportunity to be of service.

Sincerely,



Alan Kroeker, Architect
President
19six Architects



Andrew Fullerton, Project Manager
19six Architects

Accepted by:

Signature

Name (printed)

Title

Date

Certificate Of Completion

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Justin Graham
 Justin.Graham@santacruzcountyca.gov
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 County of Santa Cruz
 Security Level: Email, Account Authentication
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 Justin Graham
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Gina Occhipinti Borasi
 Gina.Borasi@santacruzcountyca.gov
 Risk Manager
 County of Santa Cruz
 Security Level: Email, Account Authentication
 (None)

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 Gina Occhipinti Borasi
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Ralph le Roux
 ralph@19six.com
 Security Level: Email, Account Authentication
 (None)

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 Ralph le Roux
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