

GOLETA WEST SANITARY DISTRICT SPECIAL ENGINEERING COMMITTEE AGENDA

THURSDAY, SEPTEMBER 10, 2026

10:30 AM

UCSB Campus, Parking Lot 32
Santa Barbara, California 93106
(District Office)

Public Comment: If you wish to make a public comment on a specific agenda item, you may attend the in-person meeting at the District Office. Please note the District has the discretion to limit the speaker's time. If you wish to submit a hard copy of written comments to Committee members, please submit your comment at least three (3) hours prior to the start time of the meeting. Comments may or may not be read into the record during the meeting.

Accessibility: The Board of Directors Hearing Room is wheelchair accessible. Should special assistance be required to participate in this meeting, please contact the District office by phone (805-968-2617) or email (info@goletawest.org).

Call to Order: Director Thomas, Director Geyer

Questions/Comments from the public on any item not on the agenda

Business:

1. Discussion of Goleta West Sanitary District Project 26-09 – Phase 3 Garage Conversion Buildings Project

Adjournment:

Supplemental Materials:

19six Proposal for Admin to Maintenance Building Renovation # 26171.01



August 20, 2026

Mr. Joseph Hilliard, General Manager
Goleta West Sanitary District
100 Adams Road, UCSB Campus Parking lot
Santa Barbara, CA 93106

Project: Goleta West Sanitary District
100 Adams Road, UCSB Campus Parking Lot
Admin to Maintenance Building Renovation
19six #: 26171.01

Dear Mr. Hilliard:

Thank you for the opportunity to provide you with professional architectural, structural, mechanical/plumbing and electrical services for Goleta West Sanitary District. We are pleased to submit this proposal for the renovation and conversation of the existing Administration Building to a new Maintenance and Garage Building at Goleta West Sanitary District.

PROJECT DESCRIPTION

The project includes but is not limited to selective demolition, electrical upgrades, including panel expansion and new 110V outlets throughout the shop. Existing bathrooms will be converted into one code-compliant unisex restroom, and the HVAC system will be replaced with equipment suitable for pump station use. Exterior doors and windows will be replaced with metal doors and frosted glass, while existing solar tubes will remain with the option to add additional units. Floors will be finished with polished concrete, the roof will be replaced with a single ply system and required roof railing will be installed.

The pump station, electrical room, and vaults will remain largely unchanged, aside from minor door removal or replacements.

An interior demolition permit application will be filed to facilitate demolition and asbestos abatement. We have met with the City of Santa Barbara Planning Department to confirm an Administrative Approval for the Architectural Design Review process- not requiring a full ABR process, as well as Building and Safety approval.

SCHEDULE

We are ready to proceed with this work upon your approval. The following tentative schedule assumes an authorization to proceed of September 7, 2026:

Authorization to Proceed.....	09/07/26
City of Santa Barbara Planning Approval	10/30/26
Interior Demolition Permit	10/30/26
Design Development.....	11/20/26
Construction Documents	12/31/26
City of Santa Barbara Building and Safety Approval.....	03/12/27
Commence Construction	03/15/27
Complete Construction (estimated)	09/30/27

Note that all construction activity shall be coordinated with the owner's schedule.

SCOPE OF SERVICES AND FEES

Services shall include professional architectural, structural, mechanical/plumbing and electrical engineering services. Our project team will consist of 19six Architects and Structural Engineers, MEC - Mechanical Engineers, Alan Noelle - Electrical Engineering. The breakdown of the services is as follows:

A. Design Development

1. Design development drawings	
2. (2) investigative site visit	
3. Coordination with structural, mechanical and electrical engineering consultants	
4. (1) meeting to review design development plans	
19six Architects	\$ 24,050
Mechanical Engineering Consultants	\$ 3,250
Alan Noelle Electrical Engineering	\$ 1,250
19six Structural Engineering	\$ 5,100
Fee	\$ 33,650

B. Construction Documents

1. Preparation of necessary plans and details, Specifications	
2. Coordination with structural, mechanical and electrical engineering consultants	
3. (1) investigative site visit	
4. (1) meeting to review plans and specifications	
19six Architects	\$ 34,575
Mechanical Engineering Consultants	\$ 5,375
Alan Noelle Electrical Engineering	\$ 6,250
19six Structural Engineering	\$ 18,600
Fee	\$ 64,800

C. City of Santa Barbara Coordination and Approval	
1. Submittal to City of Santa Barbara for Interior Demolition Permit, Planning, and Building and Safety	
2. Revise drawings and specifications per City of Santa Barbara review comments	
3. Coordination with Engineering consultants	
19six Architects	\$ 11,275
Mechanical Engineering Consultants	\$ 1,250
Alan Noelle Electrical Engineering	\$ 625
<u>19six Structural Engineering</u>	<u>\$ 5,100</u>
Fee	\$ 18,250
D. Bidding (Not Included)	
E. Construction Administration	
1. Review submittals	
2. Respond to contractor questions (RFI's)	
3. Assumes up to (10) virtual OAC meetings	
4. Assumes up to (3) site visits by architectural team	
5. Assumes up to (2) site visits by the structural engineer (with reports)	
6. (1) final punch list walk	
19six Architects	\$ 24,800
Mechanical Engineering Consultants	\$ 2,250
Alan Noelle Electrical Engineering	\$ 2,500
<u>19six Structural Engineering</u>	<u>\$ 13,700</u>
Fee	\$ 43,250
Total Fixed Fee	\$ 159,950

REIMBURSABLE EXPENSES

There are no reimbursable expenses anticipated for this project. If any reimbursable expenses do arise, 19six shall notify the Owner and get authorization prior to incurring said expense. Reimbursable expenses will be billed at a rate of 1.15 times.

Bid set printing for plans and specs shall be paid directly by the Owner to the print vendor. Bid set printing includes plans and specifications for: Contractor(s), Owner (includes owner's representative and/or Construction manager, as applicable), Testing Lab, Soils Engineer, Inspector (if applicable), Design Team and Plan Rooms (if applicable).

EXCLUSIONS

The following are not included in our services described above:

Architectural Exclusions

- As-built drawings for the existing buildings
- Plan review application fees
- Blueprinting and photocopying costs for additional copies beyond those required for the meetings and as listed above
- This proposal assumes that the project will be subject to Administrative Design Review only. Should the City require the full Architecture Board of Review process, any additional services required to address that process will be considered an additional service and billed accordingly.
- Fire alarm and fire sprinkler drawings: contactor shall submit these as a deferred submittal

Structural Engineering Exclusions:

- If the scope of the project is revised, our compensation will be equitably adjusted.
- Additional site visits other than the ones specified in the scope of work are additional services.

Electrical Engineering Exclusions:

- This proposal Excludes any short circuit/coordination/arc flash calculations or studies.
- Fire alarm and security
- As-built costs are not included in this proposal
- This Proposal assumes we can reuse the existing distribution. No service upgrades are included in this proposal

Mechanical Engineering Exclusions:

- Calculations and documentation for Solar Ready roof areas. (SRA Forms).
- Coordination of or implementation of Title 24 Commissioning forms (CXR Forms)
- Calculations and documentation for Certificates of Acceptance (NRCA Forms). This is the installing contractor's responsibility.
- Post-System Installation ECC rater Coordination and associated ECC rater testing costs.
- Lighting compliance and associated forms.
- Costs associated with ECC testing
- Costs associated with as-built surveys.
- Verification of site utilities' location, sizes, depths.
- Rainwater or rainwater catchment systems.
- Fire Sprinkler Design.
- Specialized HVAC systems for temperature and humidity controls beyond standard practice for residential or commercial occupancies.
- Excessive plan check corrections Including:
 - 1. Additional redundant details on the plans such as full isometrics and riser diagrams to further describe work already designed.
 - 2. More than two reviews/corrections from the plan check agency.
 - 3. Significant design revisions
- Additional construction observations.
- Record Drawings
- As-built drawings of existing conditions.
- Field verification of existing work above ceilings or in other non-visible areas

MISCELLANEOUS PROVISIONS

DAMAGE LIMITATION - As a material inducement to 19six Architects to enter into this Agreement, Owner agrees that the total liability of 19six Architects (whether for compensatory or consequential damages, attorneys' fees, costs, or any other type of damages or liability whatsoever) arising out of or relating to any alleged negligence, design defects, or breach of this agreement by 19six Architects, shall be limited to the fee earned.

INDEMNITY - Each party agrees to indemnify, defend and hold its agents, employees, officers, directors, and consultants harmless from and against any and all claims, suits, actions, damages, fees, (including attorneys' fees), and liabilities whatsoever which arise out of or relate to the project except to the extent resulting from the negligence or willful misconduct of the other party.

Either of us may terminate this agreement for any reason by seven days' written notice. We agree to stop work immediately upon receiving your notice, except for reasonable time during the seven-day notice period to put the documents in order and to close down the project; you agree to pay us for such work.

We will bill you monthly based on a percentage complete basis. Payment is expected within 30 days of the billing date.

Services will be managed by Martin Munoz, and overseen by Rosa Alvarado, Architect – license number C-29353.

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. We look forward to helping with these much-needed improvements.

Sincerely,



Rosa Alvarado, Architect
19six Architects

Accepted by:

Signature

Name (printed)

Title

Date