

STAFF REPORT

City of Lancaster

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12/13/2022
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Date: December 13, 2022

To: Mayor Parris and City Council Members

From: Jeff Hogan, Senior Director - Development Services
Marissa Diaz, Senior Manager - Capital Programs

Subject: Professional Services Agreement for Biotech Incubator Design Services

Recommendation:

Approve the Professional Services Agreement with BAM Creative, of Los Angeles, California, in the amount of \$739,770.00 with a 10% contingency, for biotech incubator tenant improvement final design services; and authorize the City Manager, or his designee, to sign all documents related to the Professional Services Agreement.

Fiscal Impact:

\$813,747.00 (including 10% contingency); sufficient funds are available in Capital Improvement Budget Account Number 101-11BS037-924.

Background:

Biotechnology is the way of the future. As we have seen from the COVID-19 response, biotech is a growing industry, with an increased number of firms starting up or beginning to expand.

The Lancaster Health District and Antelope Valley Hospital are moving full speed ahead, and the need to bring the biotech industry to the City was previously recognized by Council as being crucial to the health care industry.

In September 2021, the City entered into a Professional Services Agreement with LLC2, Inc., dba Lab Launch to manage the creation of a biotech laboratory in the City of Lancaster, and BAM Creative to prepare plans for the associated tenant improvements. The project is in the City of Lancaster's Business Park at 104 East Avenue K-4 at the southeast corner of East Avenue K-4 and Division Street.

Over the last year, the City has worked with Lab Launch and BAM Creative to conduct a needs assessment and, create a schematic design plan for the development of the biotech incubator.

The next step is to develop construction documents and move forward toward the building phase. This contract with BAM Creative will provide for those construction documents, including to prepare plans, specifications, and estimates, moving the City to prepare for bidding and construction.

The creation of the biotech incubator within the City of Lancaster is the first step to fostering a biotech industry cluster that could in turn lead to additional firms locating in the City. We believe that by investing in an incubator, start-up companies, scientists, and entrepreneurs looking to develop their ideas will be able to grow and expand with access to affordable and high-quality facilities, equipment, and a like-minded business community.

SN:km

Attachment:
Agreement