



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: March 20, 2012
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Robert Nisbet, Director (805-560-1011)
Contact Info: Paddy Langlands, Assistant Director (805-568-3096)
SUBJECT: **Joseph Centeno Betteravia Administration Building “D” Addition,
Project 8676 PH2 –Approval of Plans & Specifications, CEQA Exemption,
Authorization to Bid, Sole-Source Novar / Trend Controls
5th Supervisorial District**

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: Debt Advisory Committee

As to form: Yes

Recommended Actions: That the Board of Supervisors:

- a) Approve the plans and specifications for the Joseph Centeno Betteravia Administration Building “D” 2,000 square foot Addition Project. The total estimated construction cost is \$950,000; and
- b) Approve the Categorical Exemption pursuant to the County’s California Environmental Quality Act (CEQA) guidelines for the alterations to Joseph Centeno Betteravia Administration Building “D”, Project 8676 PH2; and
- c) Authorize the Director of General Services to advertise for construction bids the Joseph Centeno Betteravia Administration Building “D” Addition Project at the Betteravia Government Center in Santa Maria; and
- d) Make a finding that Trend IQ (successor to Novar IQ with interface capabilities with Novar Logic One) HVAC Direct Digital Controls and software are designated by specific brand name in the bid documents for the purpose of matching other HVAC Controls in use at the Betteravia Government Center.

Summary Text:

On May 10, 2011, the Board of Supervisors directed General Services to proceed with this project using a financing method recommended and approved by the Debt Advisory Committee (DAC). The total budget for the project is estimated to be \$1.387 million. With Board adoption of the recommendations, General Services will advertise for bids with the goal of substantially completing construction in April 2013.

Background:

The existing 14,661 sq. ft. Joseph Centeno Betteravia Administration Building in Santa Maria (Building D) houses the Auditor-Controller, Clerk-Recorder-Assessor, CRA Elections, Treasurer-Tax Collector, Veterans Administration, and the Fourth and Fifth District Supervisor Offices. Additionally, the building is the location of the Northern Santa Barbara County Board of Supervisors Hearing Room.

There are long standing space deficiencies within the Betteravia Government Center Administration Building. The building's main lobby has become condensed by other departmental expansions which have critically impacted lobby space, making it inadequate to current occupancy standards. The Board of Supervisors Hearing Room is often times at or near capacity during Board proceedings.

After studying several options, the proposed plans and specifications were deemed to be the most cost effective and efficient way to help alleviate space deficiencies for the occupying departments and improve hearing room function for public meetings. The proposed 2,000 sq. ft. addition includes the construction of a new lobby, men's and women's restrooms, CSBTV office, and includes storage space for hearing room equipment. The project also minimally renovates the existing hearing room, including a revised entry, increased seating capacity, improved circulation, audio video improvements and new finishes. Ravatt Albrecht and Associates Inc. (a local vendor) was the firm selected by General Services to perform architectural services for this project.

California Environmental Quality Act (CEQA) Documentation

A CEQA categorical exemption is being requested for this project as it consists of maintenance, repair, and alteration of an existing public structure with no expansion of use beyond that existing at the time of the lead agency's determination in accordance with 15301 (Class 1). This exemption includes minor additions onto existing structures in areas that are not environmentally sensitive.

Finding of Need for Sole Source Product

Many County facilities utilize the Novar / Trend IQ line of direct digital controls for automating the heating, venting and air conditioning (HVAC) systems. The Novar/Trend IQ controls are compatible with the newly upgraded Trend 963 software currently being used to automate and manage HVAC systems at several County facilities. The Santa Maria Betteravia Campus is also served by the Novar/Trend IQ Controls System. Maintaining consistency with the existing control systems within new buildings is in the best interest of the County. This allows maintenance personnel the ability to operate and maintain the automation systems exclusively through the Trend 963 software program that staff is currently trained to use. Under these circumstances, the Board is justified in specifying only HVAC controls known to be directly compatible with the controls and software in place and the spare

parts kept on hand by the County for repair and maintenance. Specifying the HVAC controls systems products by name is consistent with Public Contract Code Section 3400(c)(2), provided that the Board makes a finding that Trend IQ controls are being designated by specific brand name in order to match other products in use at the Betteravia Government Center.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal RZEDB			\$1,264,118
Fees			
Other: COP			\$123,496
Total	\$ -	\$ -	\$1,387,614

Narrative:

Funding for this project remains available in Dept. 063, Fund 0030, Program 1930, Account 8700, Project 8676 PH2. The financing proposed to be used for this project is composed of Recovery Zone Economic Development Bonds (RZEDB's) that were made available to municipalities through the Federal Stimulus legislation passed in early 2009 (\$1,264,118), and Certificates of Participation (COP's) in the amount of \$123,496. This financing is part of a larger financing plan that includes the Santa Barbara Emergency Operation Center project and the Public Defender Remodel project.

Staffing Impacts:

<u>Legal Positions:</u>	<u>FTEs:</u>
0	0

Special Instructions:

Please send one (1) copy of the Minute Order, to John Green, GS / Support Services Division, Courthouse East Wing.

Attachments:

1. Plans and Specifications are available for review at GS / Support Services Division, Courthouse East Wing, Santa Barbara.
2. CEQA Notice of Exemption

Authored by:

John Green, Project Manager (805) 934-6229