



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: June 15, 2010
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Robert Nisbet, Director (805-560-1011)
Director(s)
Contact Info: Paddy Langlands, Assistant Director (805- 568-3096)
**SUBJECT: Santa Maria Betteravia Administration Building, Project # 8676 – Award
Amendment
Fifth Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

Approve and execute Amendment No.2, in the amount of \$68,200.00 to the Professional Services Agreement with Ravatt Albrecht & Associates Inc. (a local vendor) for complete A/E design services associated with the Betteravia Government Center Administration Building Project 8657, which brings the total fee to \$518,200.00 including reimbursable expenses.

Summary Text:

On April 13, 2010, the Board directed staff to incorporate the Information Technology Department's Enhanced Computer Room (ECR) Project into the Betteravia Government Center Administration Building Project.

This Amendment to the architect's contract is required to complete the design changes for the inclusion of the Enhanced Computer Room into the Betteravia Government Center Administration Building Project. The additional services include architectural and engineering efforts needed to revise the plans and specifications to include the ECR component.

Background:

The existing 14,661 sq. ft. Betteravia Government Center Administration Building in Santa Maria (Building D) houses the Auditor-Controller, Clerk-Recorder-Assessor, CRA Elections, Treasurer-Tax Collector, Veterans Administration, CSBTV 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 expansion plan was deemed to be the most cost effective and efficient way to help alleviate space deficiencies for the occupying departments and public meetings. The proposed expansion plan includes the construction of a new 13,460 sq. ft. building to be the Betteravia Government Administration Building and Back-Up Emergency Operations Center, or more simply known as "Building E", and renovating approximately 1,300 sf. ft. of the current Betteravia Government Center, Administration Building "D". Ravatt Albrecht and Associates Inc. (a local vendor) was the firm selected by General Services to perform architectural services for this project.

Within the project there will be a new, more sufficient Board Hearing Room, larger lobby, and additional Supervisor office space. Building E will now include the Enhanced Computer Room (ECR), as decided by the Board on April 13, 2010. Building E will serve as a "back-up" Emergency Operations Center (EOC) in the event that the primary EOC in Santa Barbara is non-operative, or if there is an event in the North that can be better served from a localized EOC. The vacated space within Building D will be renovated and converted into office space to relieve the other Building D occupant's space needs.

Enhanced Computer Room

The Information Technology Department has identified the need for a new Enhanced Computer Room (ECR) in Santa Maria to replace the existing machine room, as it no longer meets the County's needs. The existing machine room in Santa Maria can no longer accept new equipment due to structural concerns and is dependent upon two portable air conditioning units in an effort to maintain the temperature at a safe level. The new ECR will guarantee the delivery of mission critical voice and data communication functions including the ability to communicate and exchange information between computers, computer users, departments and external agencies, as well as serve as a backup or failover site for the whole County in case of an emergency. The new ECR will also help mitigate the risks associated with the County's aging machine room in the basement of the Santa Barbara Administration Building, which has problems that will need to be addressed in the future.

Performance Measure:

The construction of a 13,460 sq. ft. new building E and renovation of 1,300 sf. ft of Building D at the Betteravia Government Center will provide the additional space needed for the building's multiple

occupants, provide adequate facilities needed for public hearings while creating a better separation of public areas and offices, along with providing an ECR and back-up EOC.

With approval of the recommended action, General Services will complete revisions to the design to include the ECR component.

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			
Fees			
Other: COP			\$ 6,100,000.00
Total	\$ -	\$ -	\$ 6,100,000.00

Narrative:

The Initial Funding for this project totaled approximately \$400,000, and approximately \$88,000 remains available in Dept. 063, Fund 0030, Program 1930, Account 8700, Project 8676. The financing proposed to be used for this project are Recovery Zone Economic Development Bonds (RZEDBs) that were made available to municipalities through the Federal Stimulus legislation passed in early 2009. This financing will be part of a larger financing plan that includes the Santa Barbara Emergency Operation Center project and the Public Defender Remodel project.

Staffing Impacts:

Legal Positions:

FTEs:

Special Instructions:

Please send two (2) duplicate original Amendment No.2 and one (1) and copy of the minute order, to John Green, GS/Support Services Division, Courthouse East Wing.

Attachments:

1. Original PSA Amendment No.2 with Ravatt Albrecht and Associates Inc.
2. Two Duplicate Original PSA Amendments.

Authored by:

John Green, Project Manager (805) 934-6229