



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: August 26, 2008  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from: N/A  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** General Services Robert Nisbet, Director (805-560-1011)  
Contact Info: Paddy Langlands, Assistant Director (805- 568-3096)  
**SUBJECT: Betteravia Government Center, Bldg D Expansion Project # 8676- Award  
Amendment**

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**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. 1, in the amount of \$390,000.00 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 Building D Expansion Project 8657, which brings the total fee to \$450,000.00 including reimbursable expenses.

**Summary Text:**

On July 1, 2008, the Board directed staff to proceed with the Betteravia Government Center Administration Building Expansion Project.

This Amendment to the architect's contract is required to continue architectural design services for the Betteravia Government Center Building D Expansion Project. The additional services include design development services including architectural construction administration during the construction phase of the project.

**Background:** On January 15, 2008, the Board authorized staff to hire Ravatt Albrecht and Associates Inc. to provide pre-design and schematic design services for the Betteravia Government Center Building D Expansion Project. Staff was also directed to return to the Board for further direction in July 2008.

On July 1, 2008, the Board directed staff to continue with the Betteravia Government Center Administration Building Expansion Project.

The existing 14,661 sq. ft. Betteravia Government Center Administration Building in Santa Maria 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 project will construct a new freestanding building roughly 13,000 sq. ft. to accommodate the Board of Supervisors Offices and Northern Santa Barbara County Hearing Room. The new building will also include office space for County Counsel, County Executive Office, and Government Access TV. Additionally, the new space is being considered to serve as a potential "back-up" Emergency Operations Center (EOC) in the event that the primary EOC is non-operative, or if there is an event in the north county that can be better served from a localized EOC.

Existing Building D vacant space, created by moving the Board functions into a separate building, will be minimally remodeled and re-allocated. This new office space will be used to relieve the space deficiencies experienced by the Treasure-Tax Collector, Veterans Services, Clerk-Recorder-Assessor, Elections Offices and Auditor-Controller. Additionally, this project will provide roughly 65 new public parking spaces and 35 new staff parking spaces. The additional parking will be maximized to help alleviate the parking shortage at the entire Betteravia campus.

Ravatt, Albrecht and Associates Inc. was the firm selected by General Services to perform the initial architectural services needed for schematic design phase. This architectural firm has served the County of Santa Barbara on other projects and is familiar with County requirements.

**Performance Measure:** The addition to the Betteravia Government Center Administration Building will provide additional space needed for the building's multiple occupants, provide adequate facilities needed for public hearings, and provide a back-up EOC.

With approval of the recommended action, General Services will begin the design development phase for this project.

**Fiscal and Facilities Impacts:**

Budgeted: No

**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			\$ 450,000.00
State			
Federal			
Fees			
Other:			
<b>Total</b>	\$ -	\$ -	\$ 450,000.00

**Narrative:**

The funding for this initial part of the project is available in Dept. 063, Fund 0030, Program 1930, Account 8700, Project 8676. The construction budget for this project is \$4.6 million, with a total project budget of \$6.1 million.

**Special Instructions:**

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

**Attachments:** Two (2) copies of PSA Amendment No.1 with Ravatt, Albrecht and Associates Inc.

Contract Summary Sheet

**Authored by:**

John Green, Project Manager (805) 934-6229