



**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

**Submitted on:**  
**(COB Stamp)**

**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** 12/16/2025  
**Placement:** Administrative Agenda  
**Estimated Time:**  
**Continued Item:** No  
**If yes, date from:**  
**Vote Required:** 4/5

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**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk Lagerquist, Director  
Contact: John Green, Assistant Director  
**SUBJECT:** Amended Professional Services Agreement with Ravatt Albrecht & Associates for expanded design and construction Support for SM Probation JJC Units 1/2/3 Remodel project # PRJ-000139 (21055)

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management, CEO

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve, ratify and authorize the Chair of the Board to execute an updated Professional Services Agreement with Ravatt Albrecht Architects in a base contract not to exceed amount of \$297,450.00, which includes \$200,000.00 under contract # CN3119, as amended under CO9627, CO10936, CO11211, and CO12421, and, as of the effective date of the agreement, amends, restates, and supersedes Contract CN3119, to provide additional design services to include requested design changes in the security scope by Probation, and construction administration services for the design and bid documents for the Units 1/2/3 housing units remodel project # PRJ-000139(21055) in the Fourth Supervisorial District.
- b) Approve and authorize the Director of General Services, or his Assistant Director or Capital Projects Division Manager designee, to approve supplemental service orders in a maximum aggregate amount not to exceed \$9,745.00 for a maximum aggregate contract amount not to exceed \$307,195.00; and
- c) Find that the recommended actions are not a project under the California Environmental Quality Act (CEQA) pursuant to sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines because they consist of administrative and fiscal activities of government that will not result in indirect physical changes in the environment.

**Summary Text:**

This item is to enter into a board contract to continue the work commenced under purchase order CN3119 with Ravatt Albrecht Architects, to increase the amount from \$200,000 to \$297,450.00 and extend the contract term from December 30<sup>th</sup>, 2025, to December 16<sup>th</sup>, 2027. The new contract amount and term will allow Ravatt Albrecht to complete the remaining design and provide technical support through the bidding and construction phases of this project.

**Discussion:**

Ravatt Albrecht was awarded the initial purchase order contract to provide the design services for the remodel of housing Unit # 3 to replicate the housing and education program similar to the Los Prieto's Boys Camp due to its scheduled closure. This design was completed and approved by the BSCC for construction.

At the point of receiving the unit 3 approval for construction Probation's institutional programing, priorities changed due to the State delaying transfer of 18–25-year-olds inmates to the state penial system. The priority is now to remodel Units 1 and 2 and be constructed first to create the segregated housing for these individuals. Because these inmates are a higher security risk population, the security standard is higher than the original design scope of the contract was intended. This has necessitated additional design services from the architect as well as additional design work requested by Probation to standardize these housing unit's original security systems and security lock systems in the building to be integrated with the recently upgraded security system in the rest of the detention facility.

**Background:**

On July 7<sup>th</sup>, 2022, General Services sent out a Request for Qualifications for Architectural Design Services for the Probation Santa Maria JJC Units 1, 2, 3 Remodel project # 21055. There were two respondents to this solicitation, Ravatt Albrecht Architects and Rubin Medina Architects.

Ravatt Albrecht was awarded Contract # CN3119 for \$135,500 based off of the RFQ for the project. This purchase order has been modified by the following amendments:

- Amendment #1(CO9627): Extension of expiration date for CN 3119 to account for time needed to approve project plans by BSCC, Bid and construct project # 21055.
- Amendment #2(CO10936): Increase overall contract total to \$200,000 for additional design services.
- Amendment #3(CO11211): Reduce overall contract value to \$189,500.00 per attached revised Statement of work. (This was done temporarily to reduce Ravatt's aggregate total under contract under \$200k so another project could place a short-term contract under \$20k without the need to go to the Board).
- Amendment #4(CO12421): Increase contract total to \$200,000.00. (Restoration of previously approved increase).

These additional services proposed now to the Board are required to implement the remaining design changes, finalize bid documents, and support the County through the bidding and construction administration phases of Project # PRJ-000139(21055).

**Performance Measure:**

Under the agreement Ravatt Albrecht will provide additional Architectural Design, Technical reviews, and Onsite inspections during the bidding and construction phases of the project helping ensure that the Contractor delivers the project as designed.

**Contract Renewals:**

**Fiscal and Facilities Impacts:**

Budgeted: Yes. The additional \$97,450.00 in funding needed for this contract increase is included in the FY 2025-26 project budget of \$1,122,301.00 and will be accounted for in the Capital Outlay Fund 0030, PRJ-00139.

**Fiscal Analysis:**

<b>Funding Source- Ravatt Albrecht &amp; Associates Contract Increase</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>Total</b>
General Fund- Probation	\$48,725.00	\$48,725.00	<b>\$97,450.00</b>
<b>Total</b>	<b>\$48,725.00</b>	<b>\$48,725.00</b>	<b>\$97,450.00</b>

**Staffing Impacts:**

None.

**Special Instructions:**

Provide one original of the agreement with Ravatt Albrecht Architects and a minute order to Richard Whirty, 260 North San Antonio Rd. Santa Barbara, CA 93110 and email a copy to [rwhirty@countyofsb.org](mailto:rwhirty@countyofsb.org).

**Attachments:**

**Attachment A** – Amended Professional Service Agreement – Ravatt Albrecht Architects

**Attachment B** – Purchase order CN3119, Ravatt Albrecht Architects

**Attachment C** – CEQA Notice of Exemption

**Contact Information:**

Richard M. Whirty  
Project Manager  
[rwhirty@countyofsb.org](mailto:rwhirty@countyofsb.org)