



NEW ADMINISTRATIVE OFFICE

Vandenberg Village Community Services District's (VVCSD) current office at 3757 Constellation Road was built as a satellite office for Park Water Company (PWC) headquartered in Downey, CA. Once VVCSD took ownership of PWC's assets in 1988, the District immediately outgrew the space. Within the first few years, the break room was converted into a public meeting room and storage space was added. PWC had a small accounting staff on site and sent most of its paperwork to Downey. Therefore, not much space was needed for people or records in Vandenberg Village.

By 2002, it was apparent that the current administrative office building was not designed for public service. Parking was on the opposite end of the building from the customer service counter, the public meeting room held very few members of the public comfortably, and public records storage was inadequate. Analyses of different plans to remodel the current building found the concepts problematic.

The 2005 Strategic Plan approved by the Board of Directors included a new administrative office building programmed for 2013.

On August 28, 2015, VVCSD purchased the former Rabobank building at 3745 Constellation Road with the intent of remodeling the inside; moving its administrative office to that location; and selling the existing office. After almost two years of hard work, in June 2017, VVCSD received building permits and approval from the County of Santa Barbara to proceed with the construction project.

Finally, following a rigorous competitive bidding process, on November 7, 2017, the VVCSD Board of Directors awarded the remodel construction contract to Newton Construction. Construction will begin by January 2018 with an anticipated completion date of Summer 2018.

Because capital projects of this type are amortized over a 40-year period, this \$2 million project only adds \$35K per year to the VVCSD budget, or \$13.50 per customer per year.

TIMELINE OF EVENTS

- **Aug 1981** – Park Water Company built a satellite office at 3757 Constellation for its Vandenberg Village accounting staff.
- **Dec 1988** – VVCSD acquired the assets of Park Water Company.
- **Apr 1991** – Office building was expanded to accommodate a public meeting room.
- **May 2002** – Board approved \$34K to convert back of building to customer service area. Project was later revised to only remodel front customer service area, add ADA features to building, and expand parking lot.
- **May 2005** – Board approved Strategic Plan which included \$1M for new administrative office building.
- **2013-2014** – District explored options for new administrative office: (1) remodel existing, (2) expand existing, (3) buy land and build new.
- **Apr 2015** – Rabobank moved out of the building at 3745 Constellation and approached VVCSD to purchase.
- **2015** – Public meetings were held on April 7, June 12, June 18 to discuss purchase of former Rabobank building. Board approved purchase contract on August 4.
- **Dec 2015** – Ravatt-Albrecht & Associates was hired to provide architectural and engineering services.
- **Jun 2017** – All County approvals were obtained and building permits received.
- **Nov 2017** – Board awarded construction contract to Newton Construction.



Vandenberg Village
Community Services
District
3757 Constellation Road
Lompoc, CA 93436
Phone: (805) 733-2475
Email: info@vvcسد.org