



GENERAL SERVICES DEPARTMENT

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TO: Bob Nelson, Supervisor, District 4
FROM: Kirk Lagerquist, Director, General Services Department
DATE: 26-FEB-2024
RE: **Capital Project #19014 – Santa Barbara Probation Headquarters**
CC: County Supervisors; Mona Miyasato, County Chief Executive Officer



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As a follow-up to your questions to the County CEO, Mona Miyasato, the following responses have been prepared for your consideration.

1. What is the cost of providing parking as part of the project compared to the net present value of paying for the parking over the number years we have an obligation to the Courts.

Ans: During the programmatic phase of this project a parking structure was considered and it was estimated to cost \$11.8M, which equates to \$14.8M given escalation in construction costs since 2021. The debt service over 20 years would be \$1.1M/year. The County is obligated to provide 81 parking spaces to the Courts per a 2008 agreement when the State took ownership of Courts per the Lockyer-Isenberg Trial Court Funding Act of 1997 and the Trial Court Facilities Act of 2002. We have been providing these required 81 parking spaces at the Garden Street. With the loss of parking due to the new facility, our alternative is to negotiate a deal with the City of Santa Barbara to accommodate 81 spaces in their parking structures #6 and #7 near the Court. The City charges \$165/month per space which equate to \$160K/year for the 81 spaces. A simple calculation indicates that \$160K/year compared to a \$14.8M parking structure, it would take 92 years to recoup.

2. What is the cost comparison of doing the project somewhere else (other county land, like Calle Real area)?

Ans: This is a site-specific design that we have invested \$2.1M in already. We simply cannot lift and shift this building to another site, as the Garden Street lot has some topographic features that really drove the design. From a synergy standpoint between Probation, their clients and Courts, being downtown is the most efficient place for them to be located. We did not include Probation into the Calle Real Master Plan as it has been envisioned to be downtown since about 2019. There is no logical spot in the Master Plan to place a Probation Building, and would likely be incompatible with adjacent facilities. Being downtown will also cut down on the number of County vehicles

required by Probation, as well as vehicle-miles travelled, which will equate to cost savings. Exact savings has not been calculated yet, and may not be fully realized until fully operational.

3. For the existing agreement with the City for the displaced parking for the Dignity Moves parking, do we have an agreement?

Ans: Yes. A parking agreement with the City was signed 8 February 2022. It provides 46 free parking spaces in the Granada Garage for the duration of the Dignity Moves homeless shelter facility on Santa Barbara Street. Initial term in the agreement is through 30 June 2025, with two five year options beyond that. In addition, we have a lease with the Judicial Council of California to provide them an additional 40 parking spaces in the Garden Street parking lot and in exchange we receive \$3,000/month, which allows County to lease another 18 spaces in the Granada Garage. JCC specifically asked for the additional 40 parking spaces on top of the 81 spaces we are obligated to provide per the 2008 agreement. We will no longer be able to accommodate their additional 40 spaces once the Garden Street lot is closed for construction. JCC is seeking alternative solutions and they plan to reach out to the City to negotiate parking spaces.

4. Will we have an agreement with the City for parking so that we have long-term assurance from them?

Ans: Yes. As we continue to negotiate with the City on these 81 spaces, we will require an agreement in writing with lengthy term and options. The City has indicated that they can accommodate our request.

5. Did we take a census of County employees currently using the Garden Street parking lot? How often do they use the spaces? Given hybrid schedules, are they fully utilizing them?

Ans: No. However, we know that the lot is not being fully utilized by County. The Garden Street Lot has 145 spaces. Since we are currently providing 121 spaces to Courts (81 per obligation, plus another 40 per lease agreement), the leftover spots are utilized by our County employees from Probation, District Attorney, and others. General Services manages parking and conducts a daily count of available spaces at the Garden Street Lot which is historically only two-thirds full, which tells me that neither Courts, nor County fully utilize the available parking on a daily basis. Looking ahead, given that we will have 49 spaces constructed at new Probation, we will be able to absorb some capacity there, specifically for Probation. Additionally, we have some excess capacity at the Admin lot to absorb County employees displaced from Garden Street Lot, except on Tuesdays when there is a board hearing downtown.

6. What is the funding source to provide the obligated Courts parking?

Ans: Budget has indicated that funding the \$160K/year will come from existing Probation GFC, which will get transferred to General Services GFC. Then we will backfill Probation's \$160K with AB199 unallocated funding, which they can use in their pretrial services programs. AB 199 provides ongoing revenue from the State to backfill counties from the revenue loss resulting from AB 177, which repealed the authority of counties to charge individuals for various criminal justice fees and cost of administering the criminal justice system. There will not be any net new GFC going for parking spaces.

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