

One County, One Future.
CALLE REAL MASTER PLAN

County of Santa Barbara
August 2022



Gensler

PROJECT GOALS



Eliminate buildings beyond their useful lives & determine highest and best use of campus land and properties



One-stop service center for Health & Human Services and Permitting (Planning & Development, Public Works, and Ag. Department).



Identify departmental synergies, potentially developing “precincts” within the Calle Real campus in order to streamline services internally and externally



Re-align campus with Renew initiative to best serve constituents, staff, and stakeholders



Maximize current vacant space both within underutilized buildings, as well as vacant land

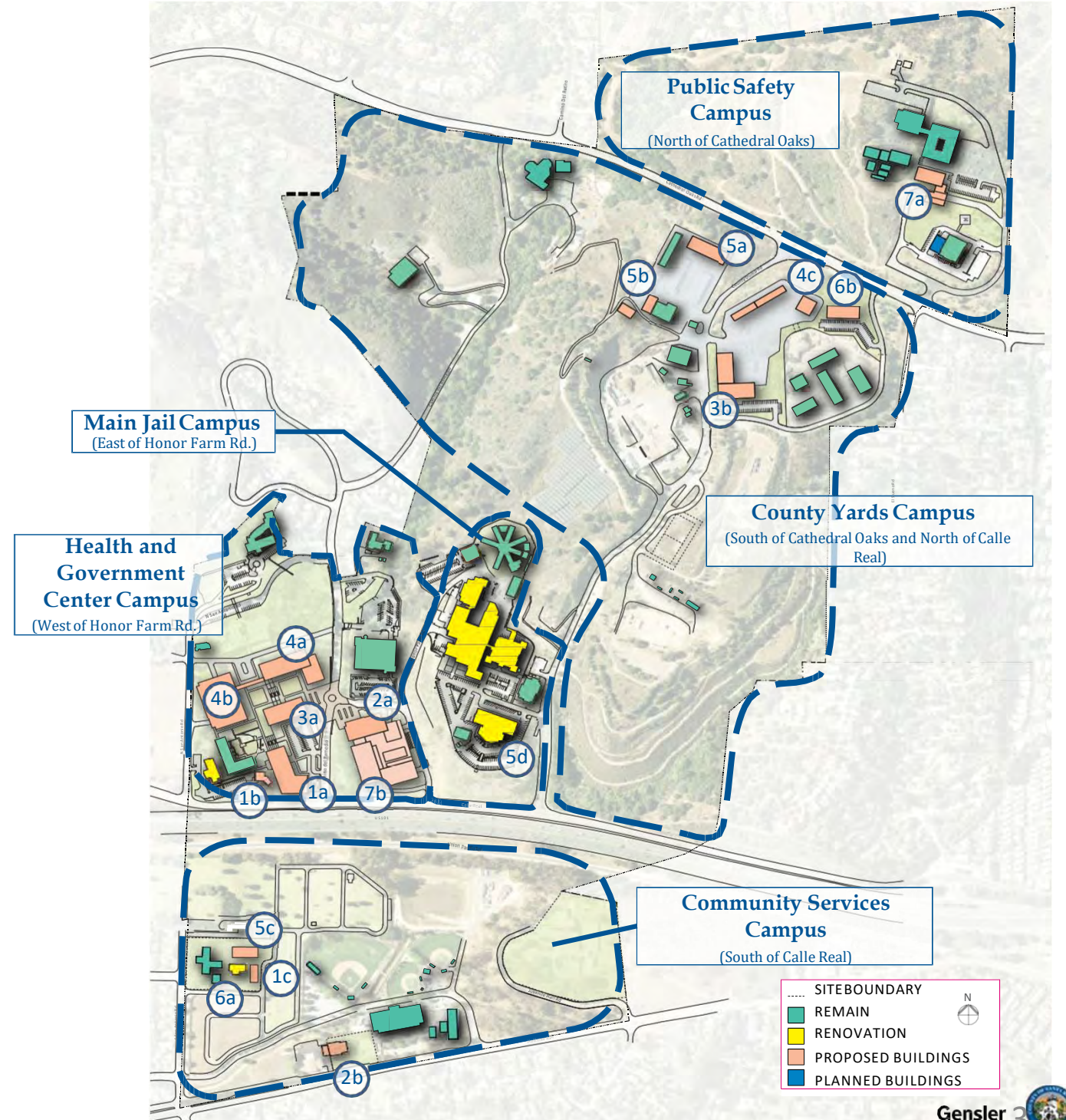


POTENTIAL PHASING STRATEGY

OVERALL MASTER PLAN

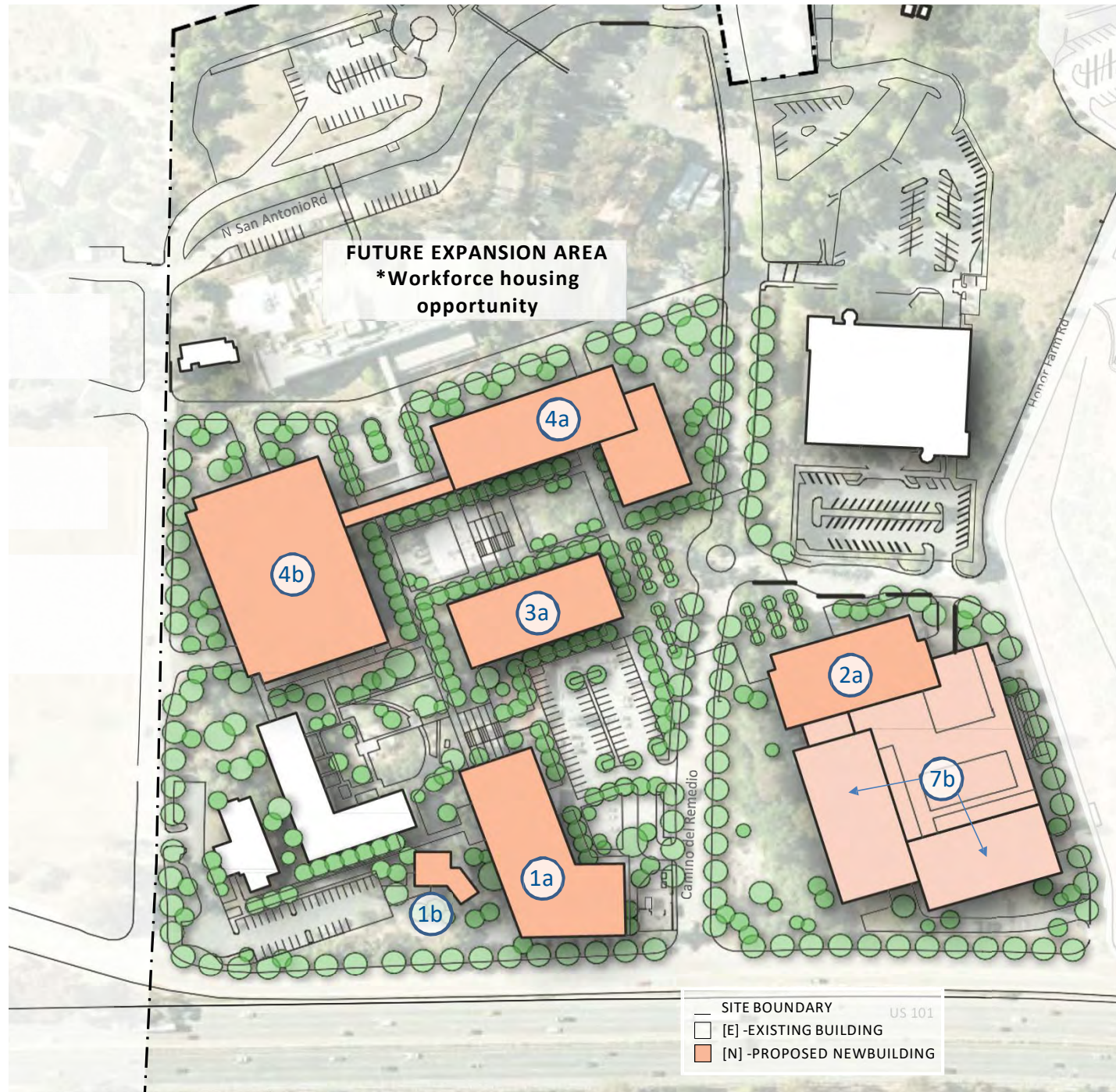
PHASE 1	1a	New Behavioral Wellness Building
	1b	New Behavioral Wellness Program Building
	1c	Purchase temporary structure(s) for Sheriff Annex relocation
PHASE 2	2a	New Commons Building
	2b	New Fire Station 13
PHASE 3	3a	New Public Health Administration Building
	3b	New Shared Shop and Office Building
PHASE 4	4a	New Health Care Building
	4b	New Parking Structure/Workforce Housing Opportunity
	4c	New Public Works Flood Control Office and Shop
PHASE 5	5a	New Yard Dry Storage Building
	5b	Addition to Fleet Operations Building
	5c	New Coroners Office
	5d	Sheriff Administration Building Addition
PHASE 6	6a	Renovate Old Coroners Office/New Sheriff Annex Building
	6b	New Water Resources and Permits Building
PHASE 7	7a	New Fire Headquarters
	7b	New Government Building and Parking Structure

OVERALL MASTER PLAN – BUILDING DISPOSITION



NEW BUILDING INFORMATION

HEALTH & GOVERNMENT CENTER CAMPUS



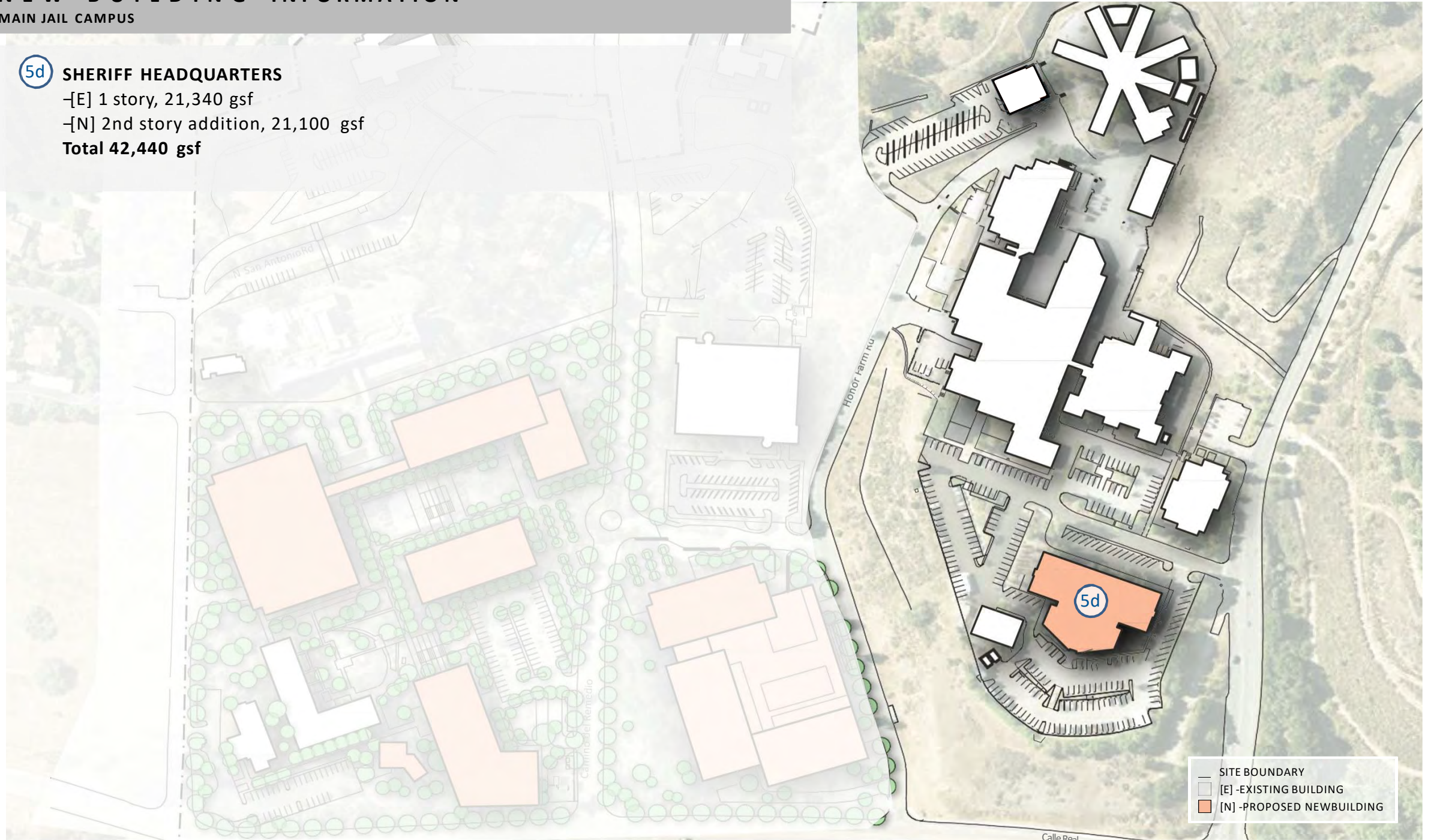
- 1a BEWELL BUILDING : Total 63,000 gsf (Gross Square Feet)**
[N] 3 stories
 - BeWell Administration
 - Psychiatric Health Facility (PHF)
 - Crisis Stabilization Unit (CSU)
 - Crisis Services
 - Mental Health Clinic
 - Sobering Center
- 1b BEWELL PROGRAM : Total 5,500 gsf**
-[N] 1 story
- 2a COMMONS BUILDING : Total 63,000 gsf**
-[N] 3 stories
 - Ag. Commissioner
 - Employee University (EU)
 - Elections
 - Hoteling & Conference Center
 - One-Stop Permit Center for DPW, Water Res., Ag., P&D
 - Potential On-Site Daycare
- 3a PUBLIC HEALTH ADMIN BUILDING : Total 30,000 gsf**
-[N] 2 stories
- 4a HEALTH CARE BUILDING : Total 60,000 gsf**
-[N] 2-3 stories
 - PHD Clinic
 - Women’s Clinic
 - Employee Health Clinic
 - VA Clinic
 - Veterans’ Services
- 4b PARKING STRUCTURE/WORKFORCE HOUSING [N]**
 - Parking Structure could be considered for Mixed Use opportunity which would include Workforce Housing.
- 7b GOVERNMENT CENTER BUILDING: Total 170,500 gsf**
PARKING STRUCTURE (FUTURE)

NEW BUILDING INFORMATION

MAIN JAIL CAMPUS

MAIN JAIL CAMPUS – NEW BUILDING DISPOSITION

- 5d SHERIFF HEADQUARTERS
 - [E] 1 story, 21,340 gsf
 - [N] 2nd story addition, 21,100 gsf
 - Total 42,440 gsf**



NEW BUILDING INFORMATION

COUNTY YARDS CAMPUS

COUNTY YARDS CAMPUS – NEW BUILDING DISPOSITION

3b COUNTY YARDS OFFICE & SHOP BLDG : Total 40,200 gsf

–[N] 2 stories

- Parks Yard Operations
- GS Facilities
- GS Communications

4c FLOOD CONTROL OFFICE & CORP. YARD : Total 6,200 gsf

–[N] 1 story

5a STORAGE BLDG : Total 14,700 gsf

–[N] 1 story

- Public Works
- General Services
- GS Communications
- Treasurer-Tax Collector
- Clerk-Recorder

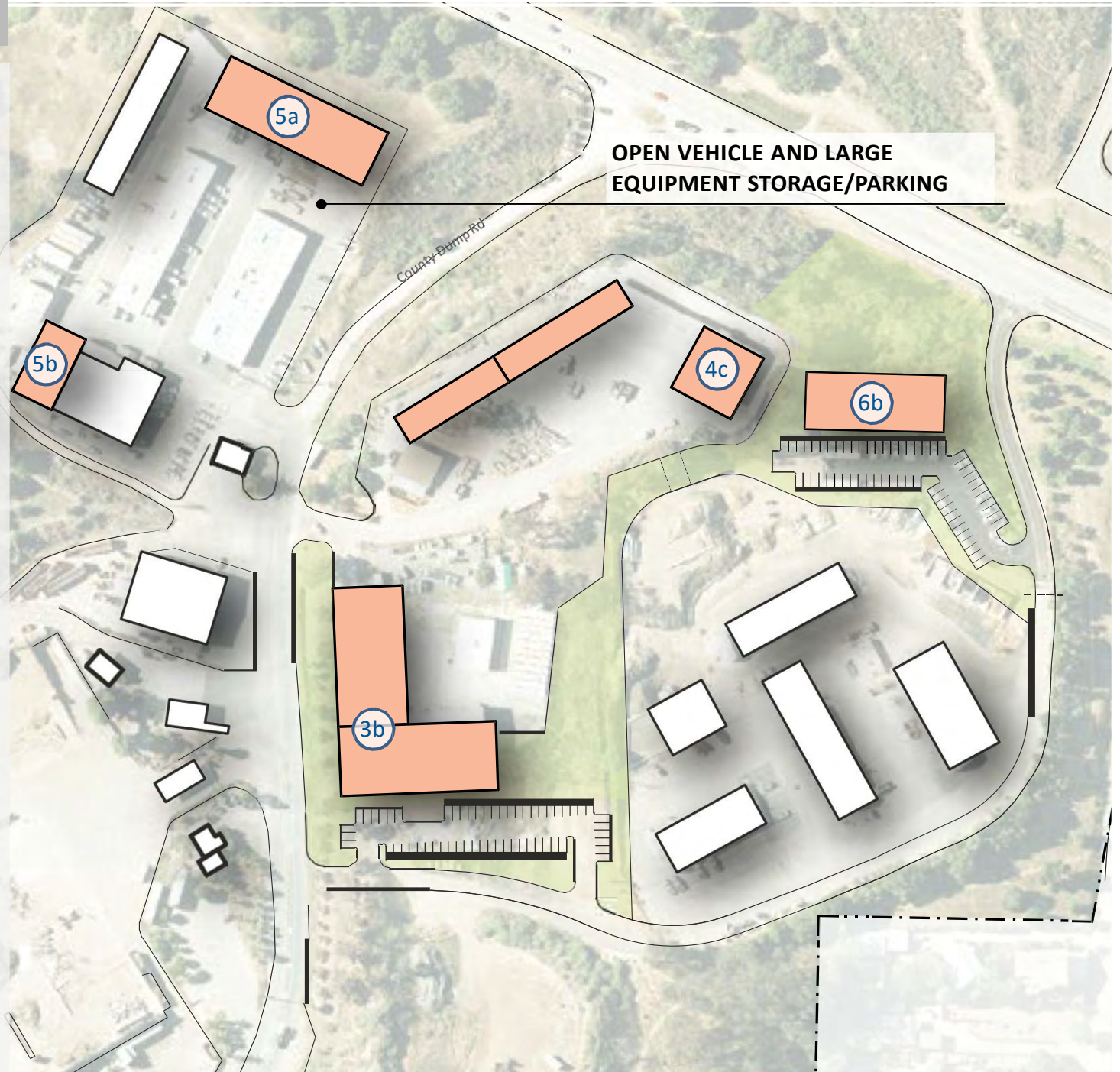
5b FLEET SHOP EXPANSION : Total 5,620 gsf

–[N] 1 story

6b PUBLIC WORKS OFFICE BLDG : Total 10,885 gsf

–[N] 1 story

- Water Resources
- Survey Division



NEW BUILDING INFORMATION

COMMUNITY SERVICES CAMPUS

COMMUNITY SERVICES CAMPUS – NEW BUILDING DISPOSITION

6a NEW SHERIFF ANNEX OFFICE
-[N] 1 story
Total 3,500 gsf

5c NEW CORONERS OFFICE
-[N] 1 story
Total 8,000 gsf

2b NEW FIRE STATION 13
-[N] 1 story
Total 8,000 gsf

HOLLISTER LOFTS
Proposed future development

FUTURE EXPANSION AREA
*Workforce Housing opportunity

- SITE BOUNDARY
- [E] -EXISTING BUILDING
- [N] -PROPOSED NEWBUILDING



NEW BUILDING INFORMATION

PUBLIC SAFETY CAMPUS

PUBLIC SAFETY CAMPUS – NEW BUILDING DISPOSITION

EMERGENCY OPERATION CENTER

-[E] 1 story, 11,080 sf

-[N] Expansion, 1 story, 4,830 gsf

Total 15,910 gsf

7a

FIRE DEPARTMENT HQ

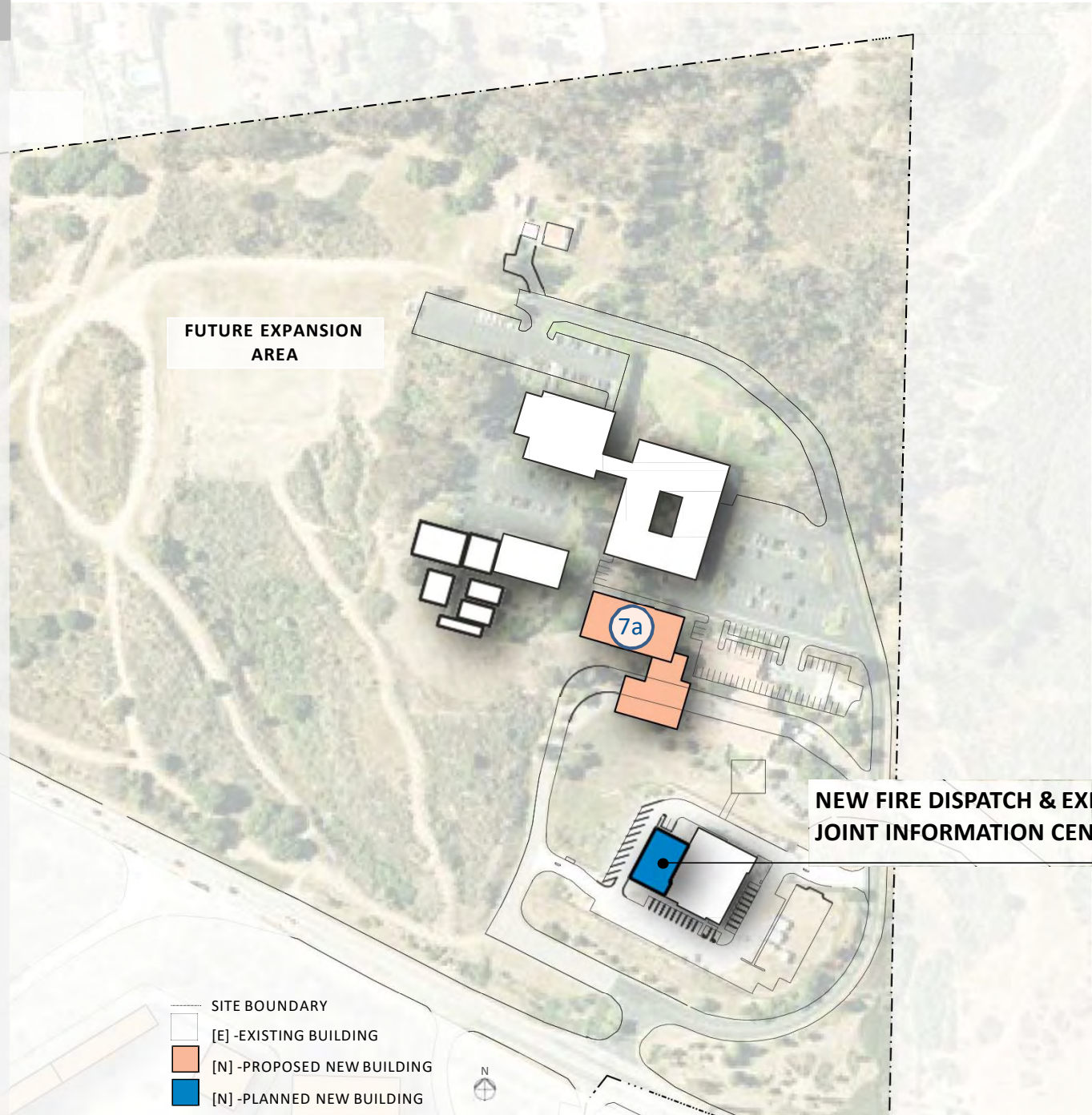
-[N] 2 stories

Fire Dept Admin BUILDING 12,910 gsf

Fire Dept Admin Warehouse 4,590 gsf

Dorm 5,300 gsf

Total 22,800 gsf



OPERATIONAL EXPENSES

UTILITY & MAINTENANCE DATA

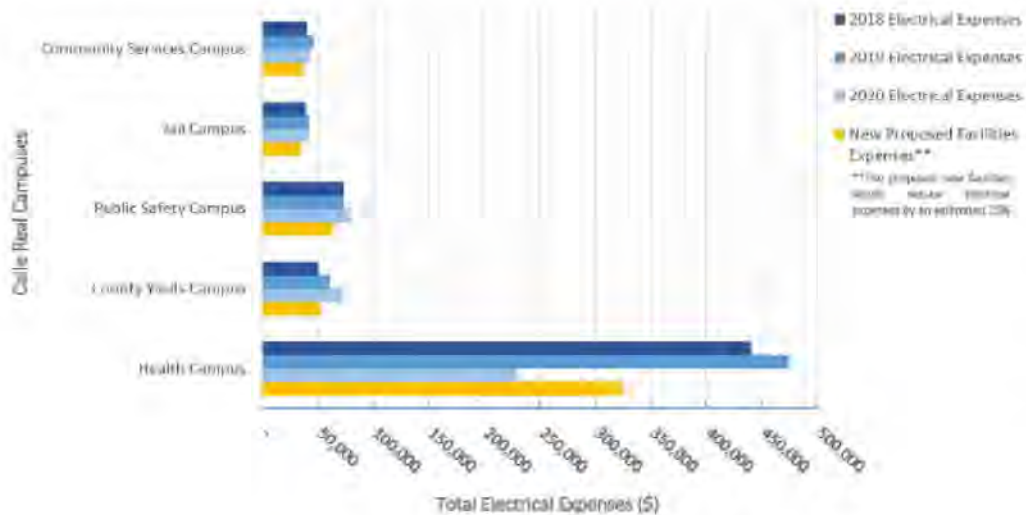
(DATA COLLECTED FROM MAINTENANCE CONNECTION, FIN & UTILITY DATABASE)

MAINTENANCE COST PER SQUARE FOOT PER YEAR (10 YEAR HISTORY)

Per Square Foot Cost to Maintain Calle Real Campus Buildings										
FY	Heath Campus		County Road Yards Campus		Public Safety Campus		Jail Campus		Community Services Campus	
	Total Campus Ft ² : 318,355	Ft ² Cost	Total Campus Ft ² : 107,326	Ft ² Cost	Total Campus Ft ² : 69,487	Ft ² Cost	Total Campus Ft ² : 198,971	Ft ² Cost	Total Campus Ft ² : 60,554	Ft ² Cost
2011/2012	1,848,582	5.81	237,519	2.21	96,753	1.39	800,620	4.02	138,536	2.29
2012/2013	2,624,213	8.24	349,868	3.26	108,236	1.56	832,486	4.18	154,893	2.56
2013/2014	1,696,933	5.33	366,364	3.41	163,634	2.35	856,686	4.31	202,266	3.34
2014/2015	1,643,286	5.16	181,776	1.69	162,286	2.34	1,105,353	5.56	361,264	5.97
2015/2016	1,980,079	6.22	268,686	2.50	136,993	1.97	1,364,979	6.86	368,334	6.08
2016/2017	2,139,707	6.72	308,143	2.87	178,891	2.57	1,560,646	7.84	367,560	6.07
2017/2018	2,158,497	6.78	278,243	2.59	145,253	2.09	1,403,632	7.05	442,824	7.31
2018/2019	2,077,544	6.53	369,080	3.44	171,365	2.47	1,414,660	7.11	208,301	3.44
2019/2020	1,484,492	4.66	324,294	3.02	145,022	2.09	1,087,120	5.46	247,164	4.08
2020/2021	1,830,526	5.75	326,628	3.04	141,994	2.04	1,268,325	6.37	214,829	3.55
TEN YEAR AVERAGE	1,948,386	6.12	301,060.10	2.81	145,042.70	2.09	1,169,450.70	5.88	270,597.10	4.47

From a 2018 Building Owners and Managers Association, Building owners reported spending approximately **\$2.15/sf** in maintenance for the year.

ELECTRICAL EXPENSES (\$) PER CALENDAR YEAR



DEFERRED MAINTENANCE AND OTHER IDENTIFIED BUILDING EXPENSES

HEALTH CAMPUS -----TOTAL \$30,965,000

- 300 SAN ANTONIO RD. HVAC IMPROVEMENTS - \$760,000
- 4444 CALLE REAL HVAC REPLACEMENT - \$300,000
- HR EMPLOYEES' UNIVERSITY SAFETY & INTERIOR IMPROVEMENTS - \$200,000
- 315 CAMINO DEL REMEDIO PHF HVAC REPLACEMENT - \$500,000
- 345 CAMINO DEL REMEDIO BOILER AND HVAC REPLACEMENT - \$500,000
- 315 CAMINO DEL REMEDIO PHF RESTROOM RETROFIT - \$300,000
- 315 CAMINO DEL REMEDIO 2ND FLOOR RESTROOM IMPROVEMENTS - \$250,000
- 315 CAMINO DEL REMEDIO BEWELL EXECUTIVE SUITE IMPROVEMENTS - \$500,000
- 315 CAMINO DEL REMEDIO ADA IMPROVEMENTS PER TRANSITION PLAN - \$2,360,000
- 345 CAMINO DEL REMEDIO ADA IMPROVEMENTS PER TRANSITION PLAN - \$1,295,000
- DEFERRED MAINTENANCE EXPENSES PER MAINTENANCE CONNECTION - \$24,000,000

COUNTY YARDS CAMPUS -----TOTAL \$1,300,000

- GS & DPW PARKING LOT REPAIR - \$150,000
- GS FACILITIES SOUTH COUNTY SHOP IMPROVEMENTS - \$150,000
- DEFERRED MAINTENANCE EXPENSES PER MAINTENANCE CONNECTION - \$900,000

PUBLIC SAFETY CAMPUS-----TOTAL \$1,500,000

- GS & SHERIFF SB MAIN JAIL ELEVATOR REPLACEMENT - \$500,000
- GS FACILITIES SOUTH COUNTY SHOP IMPROVEMENTS - \$150,000
- DEFERRED MAINTENANCE EXPENSES PER MAINTENANCE CONNECTION - \$1,500,000

JAIL CAMPUS-----TOTAL \$4,200,000

- GS & SHERIFF SB MAIN JAIL ELEVATOR REPLACEMENT - \$500,000
- DEFERRED MAINTENANCE EXPENSES PER MAINTENANCE CONNECTION - \$3,700,000

COMMUNITY SERVICES CAMPUS-----TOTAL \$4,000,000

- DEFERRED MAINTENANCE EXPENSES PER MAINTENANCE CONNECTION - \$4,000,000



ROUGH ORDER OF MAGNITUDE BUILDING COST ESTIMATE

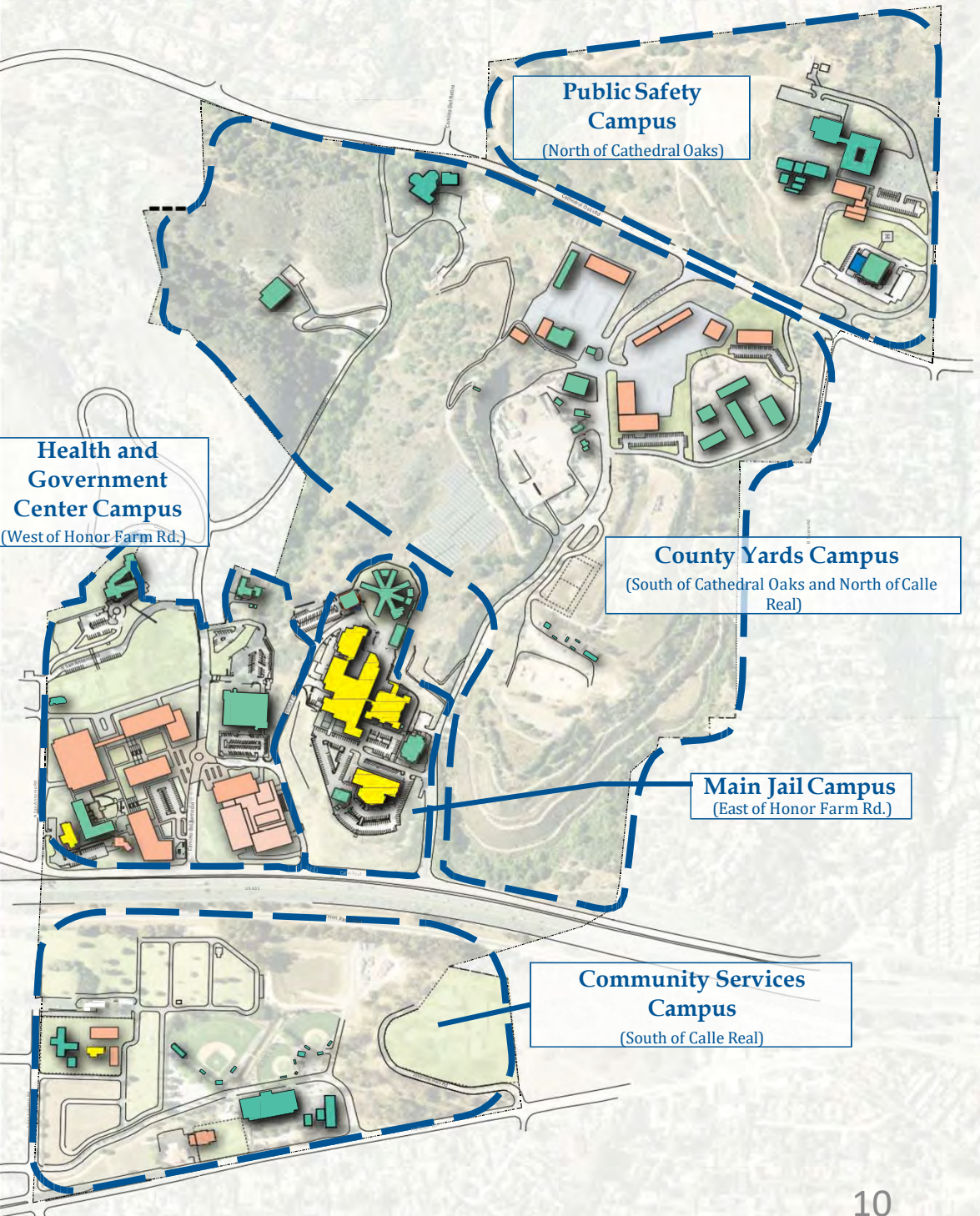
Proposed New Facilities	Proposed Square Footage	Estimated Total Construction Cost ⁽¹⁾
Health Campus & Government Center Campus		
New BeWell Building ⁽²⁾	63000	\$67,350,000
New Commons Building	63000	\$67,350,000
New Public Health Admin Building	30000	\$36,000,000
New Healthcare Building	60000	\$64,500,000
County Yards Campus		
New Shared Yards Office Bldg.	40200	\$45,690,000
New PW Office Building	10885	\$13,062,000
New Flood Control Office	6200	\$7,440,000
New Storage Building	14700	\$17,640,000
Fleet Expansion	5620	\$6,744,000
Public Safety Campus		
New Fire HQ	22800	\$27,360,000
EOC Expansion	4810	\$5,772,000
Community Services Campus		
New Fire Station 13	8000	\$9,600,000
New Coroner's Office	8000	\$9,600,000
New Sheriff Annex Office	3500	\$4,200,000
Jail Campus		
Sheriff Admin Addition	21100	\$25,320,000
Health Campus Parking Structure		
	Number of proposed parking stalls	Estimated Total Construction Cost (Based upon \$21,500.00/stall) ⁽³⁾
New Parking structure	650	\$13,975,000
ROM Estimate Total:		\$407,628,000

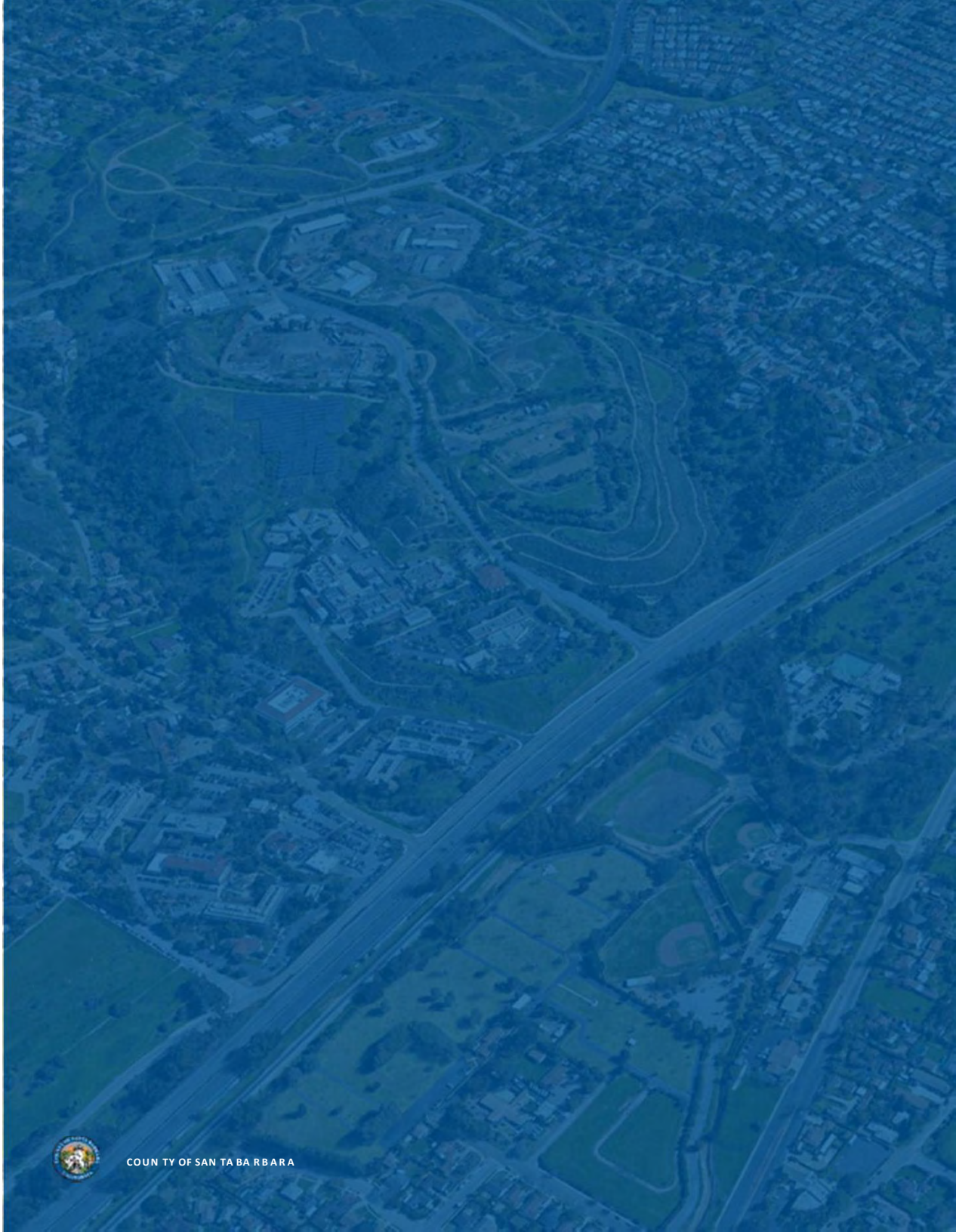
⁽¹⁾ The estimated total construction cost for the new buildings is based upon \$1200/sq. ft. for 0-30,000 sq. ft. in size and decreases to \$950/sq. ft. for square footage over 30,000.

⁽²⁾ The BeWell Building includes the Psychiatric Health Facility, Crisis Stabilization Unit, Crisis Services, Sobering Center, Mental Health Clinic and Administration Offices

⁽³⁾ In 2019, WGI.com (Wantman Group, Inc.) states the median construction cost for a new parking structure was \$21,500 per space and \$64.77 per square foot, increasing 5.1% over 2018.

OVERALL MASTER PLAN – BUILDING DISPOSITION





**THANK
YOU**

