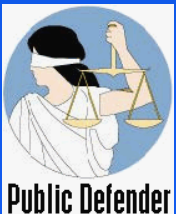


---

# Office of the Public Defender Courthouse Remodel

Presented by  
Gregory C. Paraskou

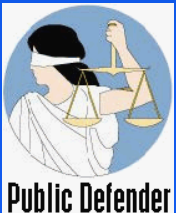


# Customer Service

- Reception moved to first floor
- Handicap accessible

# Efficiency

- Improved space utilization
- Improved work flow
- High density filing system

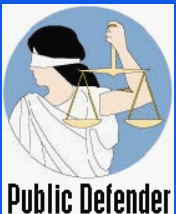


# Safety and Security

- No secure entry on first floor
- Employees have fallen on stairs (no elevator)

# Working Conditions

- Lack of adequate heating and air conditioning
- Inadequate number of restrooms



# Public Defender Remodel Progress Report



Project Manager: Celeste Manolas



GENERAL SERVICES CAPITAL PROJECTS

# Previous Action

- Dec. '06 - 10 Yr Study Defining Space Needs
- Feb. '07 – “Big Picture Study” exploring ALL alternatives for PD
- Mar. '07 – DAC Approval
- Jul. '07 - BOS Approval



# Status Summary

- Design Development essentially complete
- Selecting furniture
- Selecting temporary office space for relocation during construction



# Existing Conditions



**BUILDING DEFICIENCIES INCLUDING ROOF LEAKS, LACK OF HEATING AND INSUFFICIENT COOLING**



**INADEQUATE FILE STORAGE RESULTING IN INEFFICIENT USE OF OFFICE SPACE**

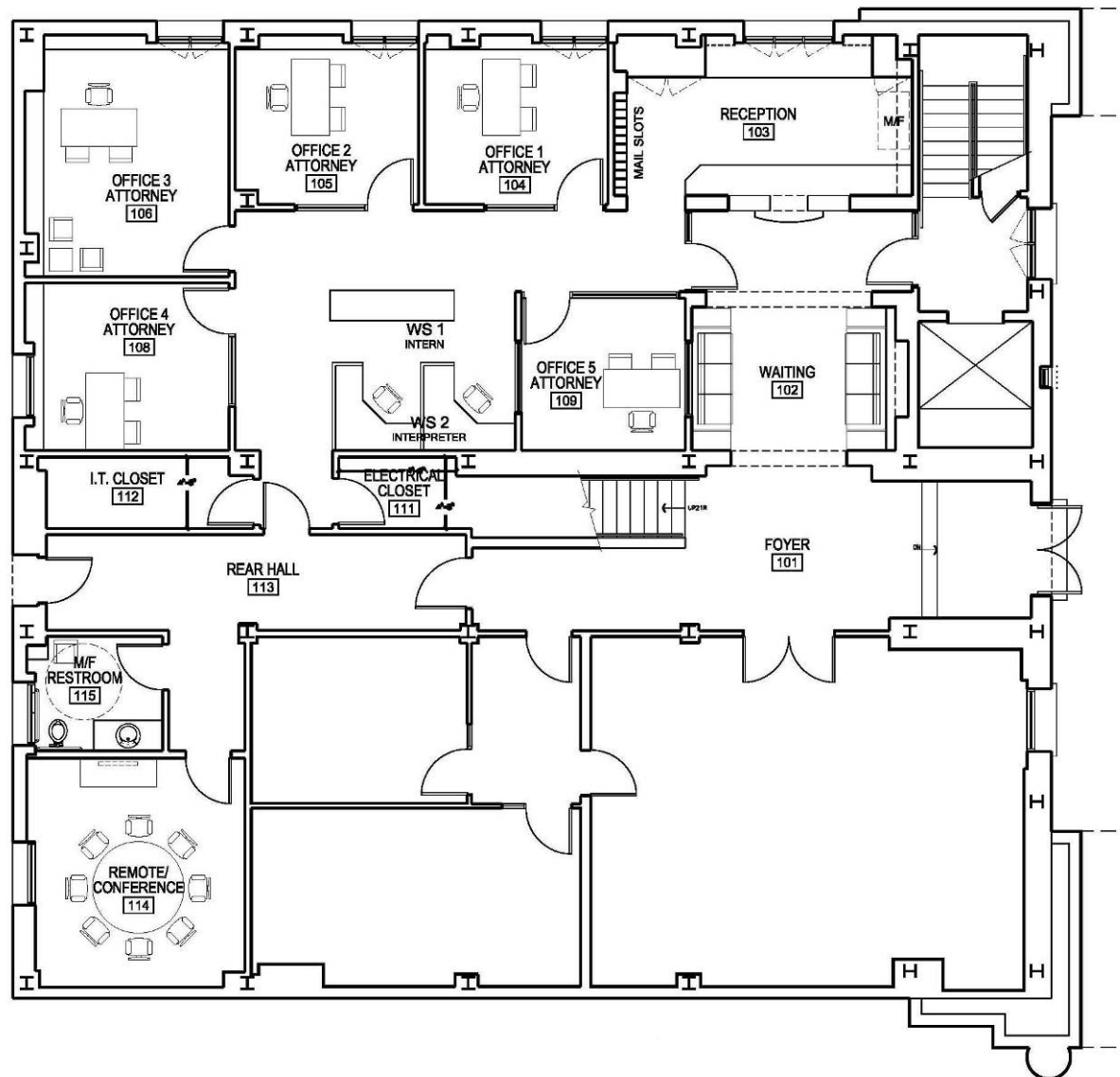
**LACK OF PUBLIC PRESENCE OR SECURITY AT 1<sup>ST</sup> FLOOR**



## GENERAL SERVICES CAPITAL PROJECTS

## Public Defender Remodel Features

- New stairwell & Elevator serving all 4 floors
- Reception lobby with controlled access
- ADA compliant restrooms
- 31 staff, investigator, & attorney offices
- 18 workstations
- Improved security





## Public Defender Remodel Features

- Centralized high density compact file storage
- Green elements including efficient lighting, HVAC, and plumbing fixtures.
- Plan maximizes natural day-lighting
- Conference rooms with remote conferencing capability



# Project Statistics

- Total Project Cost = \$6.0 Million
- Project will renovate 14,600SF
- Construction Unit Cost = \$224 per SF
- Construction completion: January 2010



# Betteravia Administration Building Progress Report



Project Manager: John Green



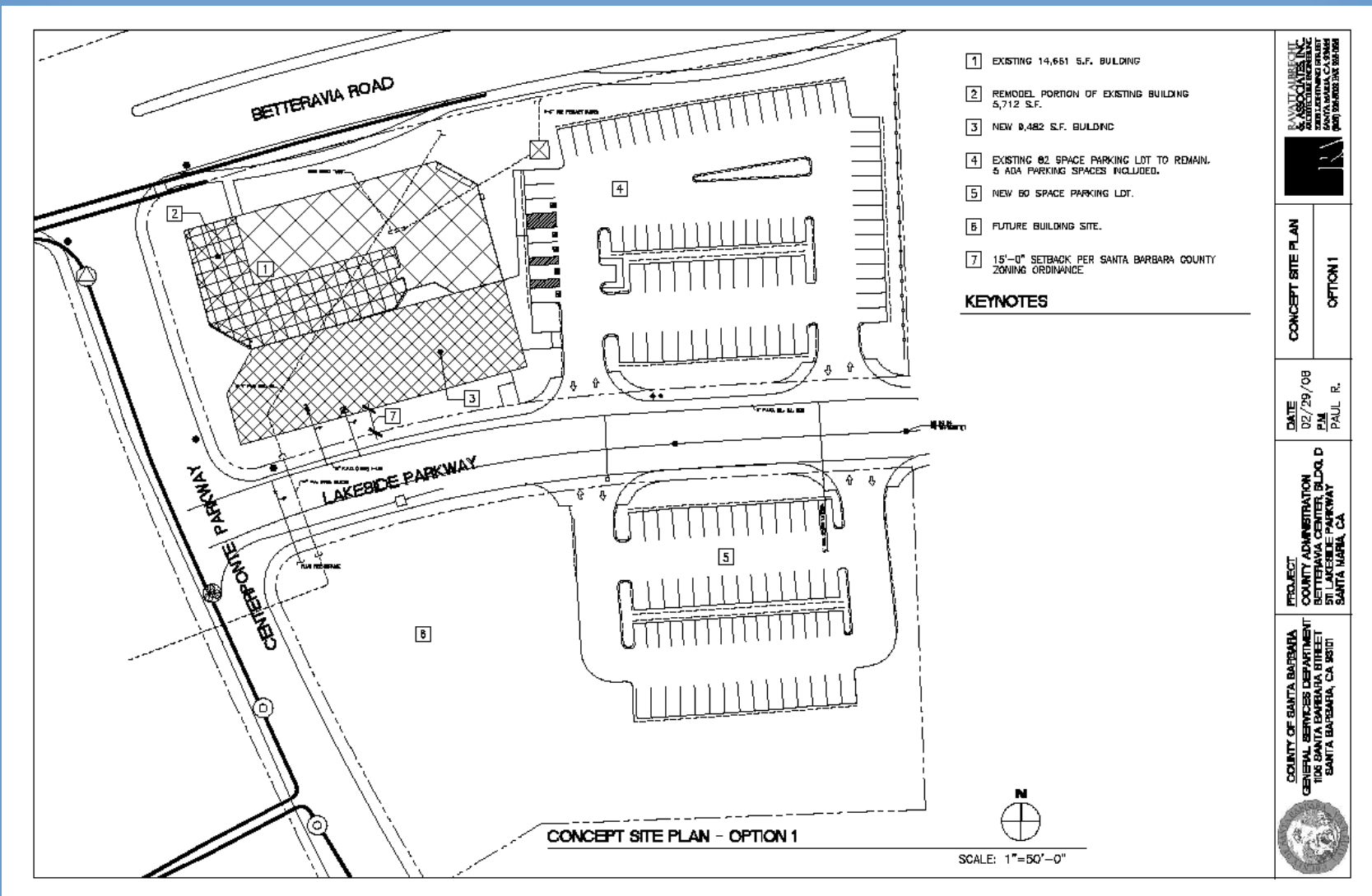
GENERAL SERVICES CAPITAL PROJECTS

# Status Summary

- Program & Configuration Study Complete
- Schematic Design Complete



# Configuration Option A



CONCEPT SITE PLAN  
 OPTION 1

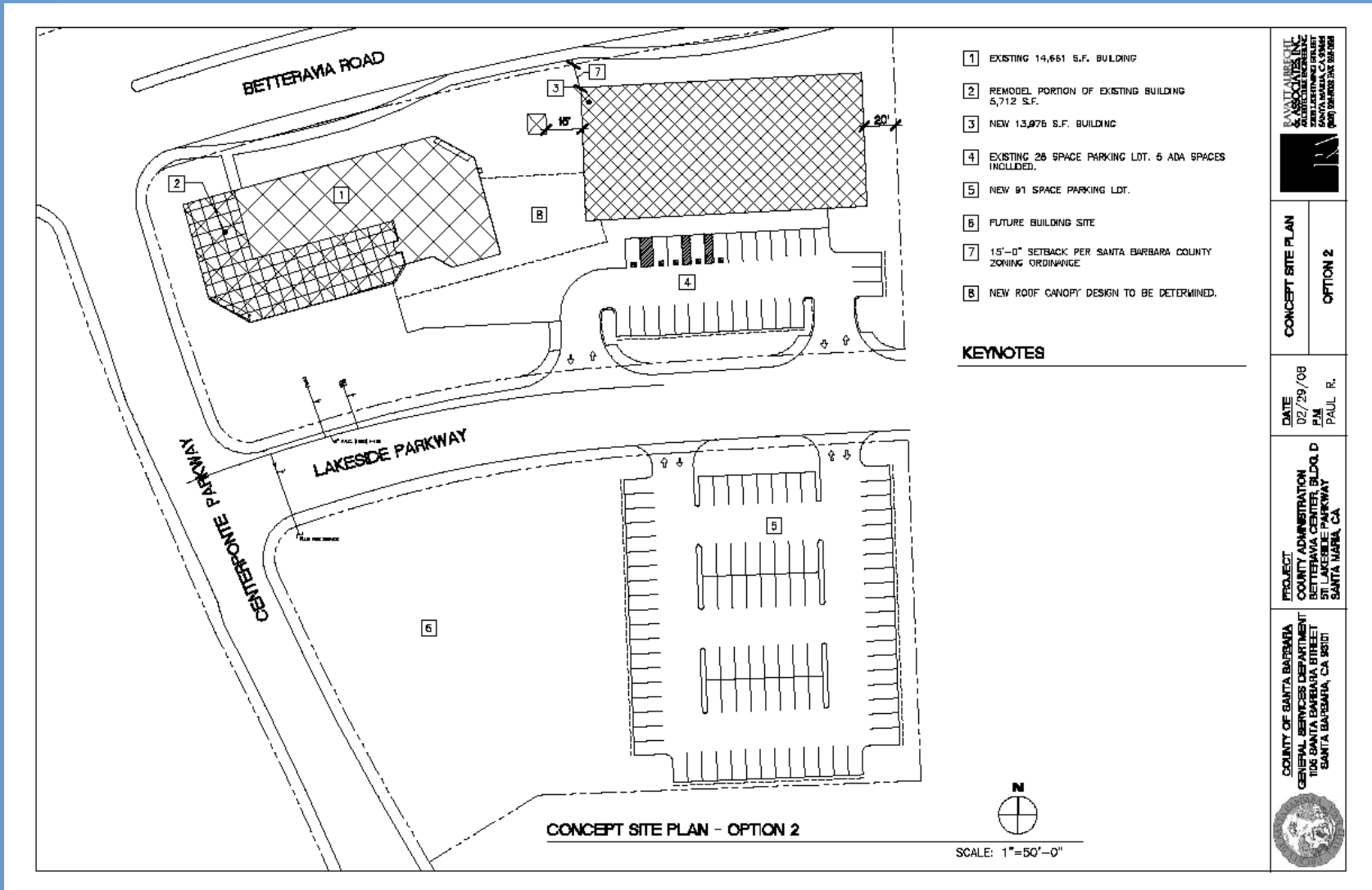
DATE: 02/29/08  
 P.M.: PAUL R.

PROJECT: COUNTY ADMINISTRATION  
 BETTERAVIA CENTER, BLDG. D  
 511 LAKE SIDE PARKWAY  
 SANTA BARBARA, CA

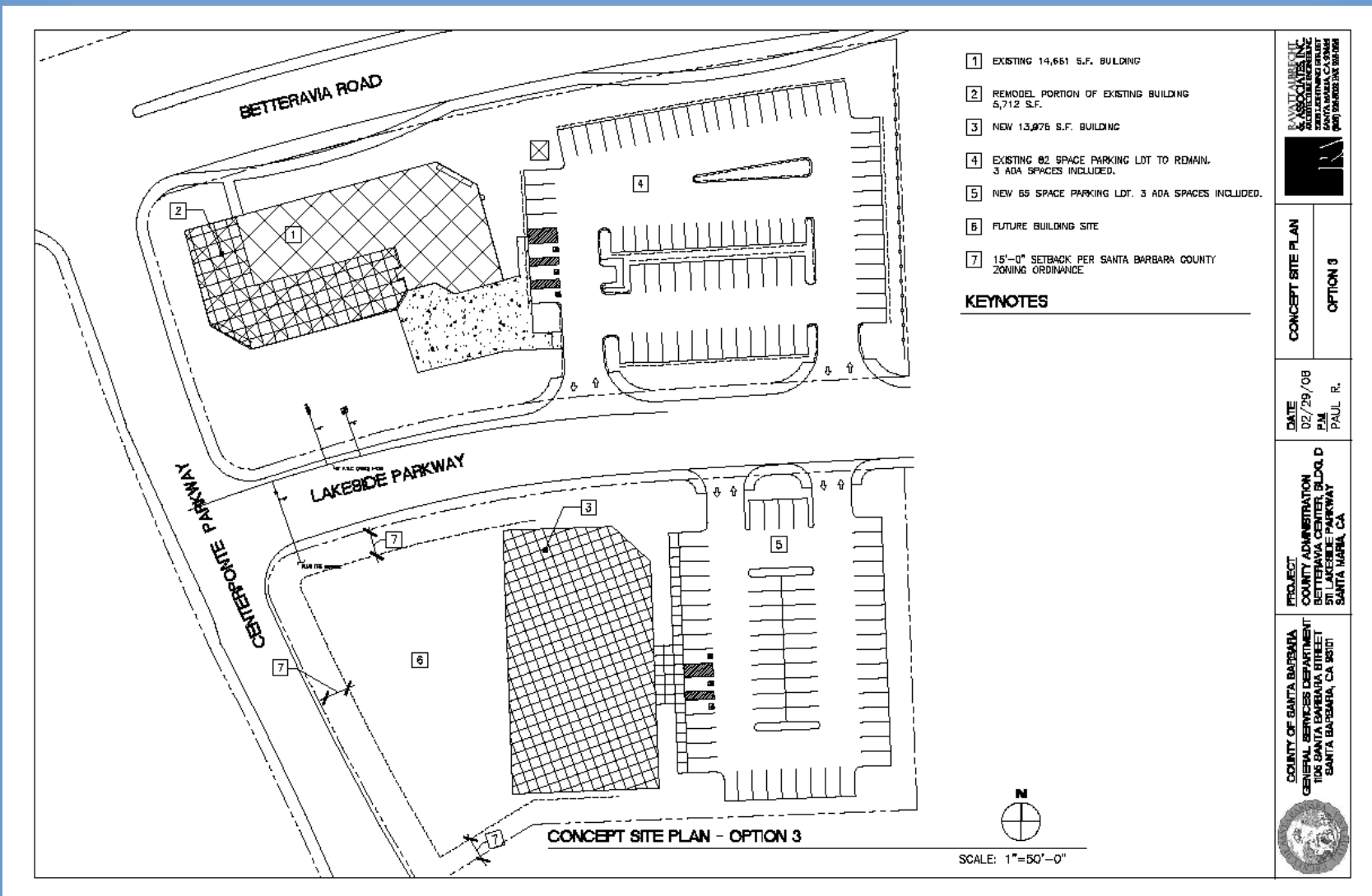
COUNTY OF SANTA BARBARA  
 GENERAL SERVICES DEPARTMENT  
 1005 SANTA BARBARA STREET  
 SANTA BARBARA, CA 93101



# Configuration Option B



# Configuration Option C



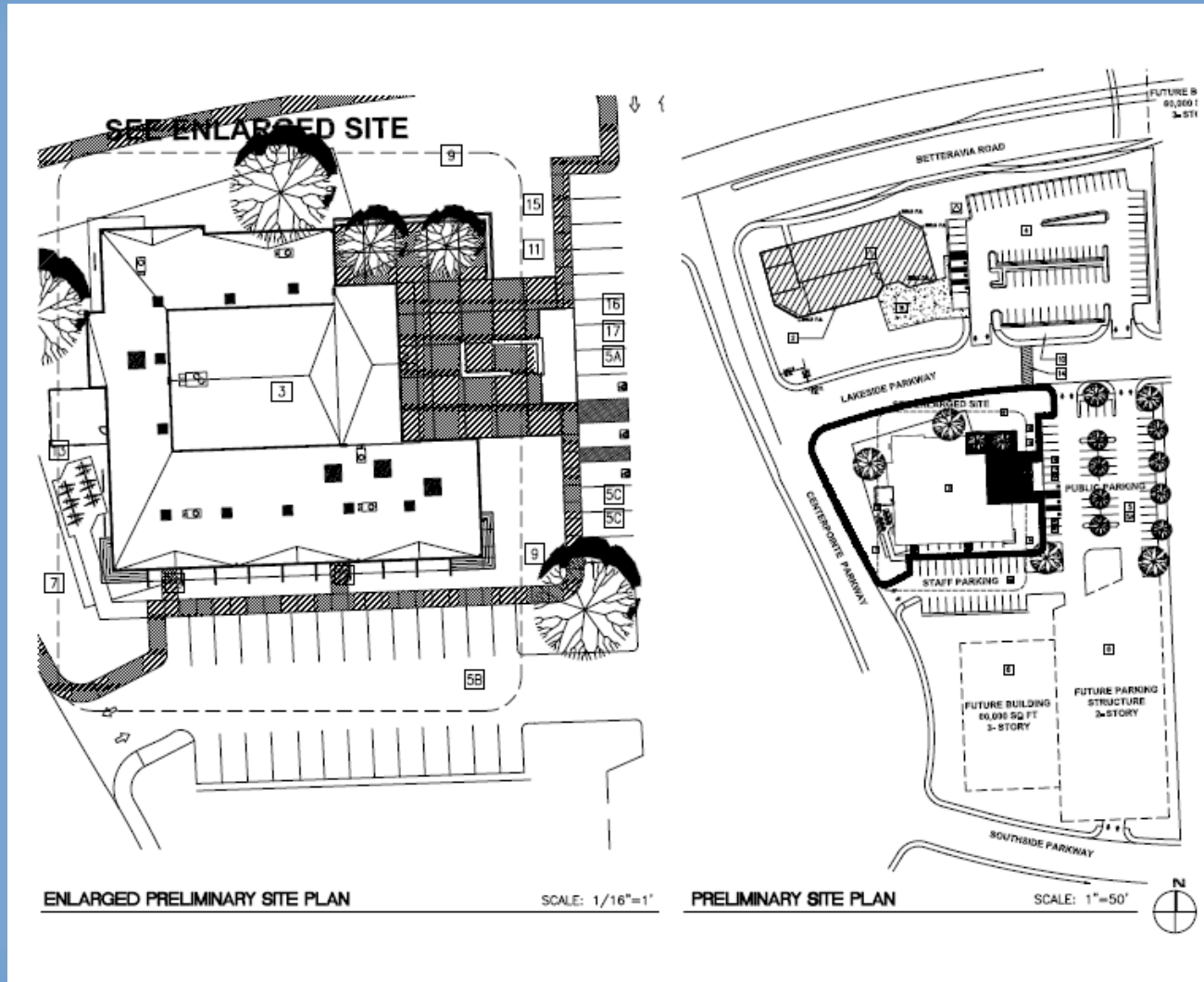
# Configuration Comparison

<u>OPTION</u>	<u>ADDED SIZE</u>	<u>COST</u>	
		<u>Total Construction</u>	<u>Unit</u>
A	9,200 SF	\$3.8 million	\$413
B	13,600 SF	\$5.6 million	\$412
C	13,600 SF	\$4.8 million	\$353



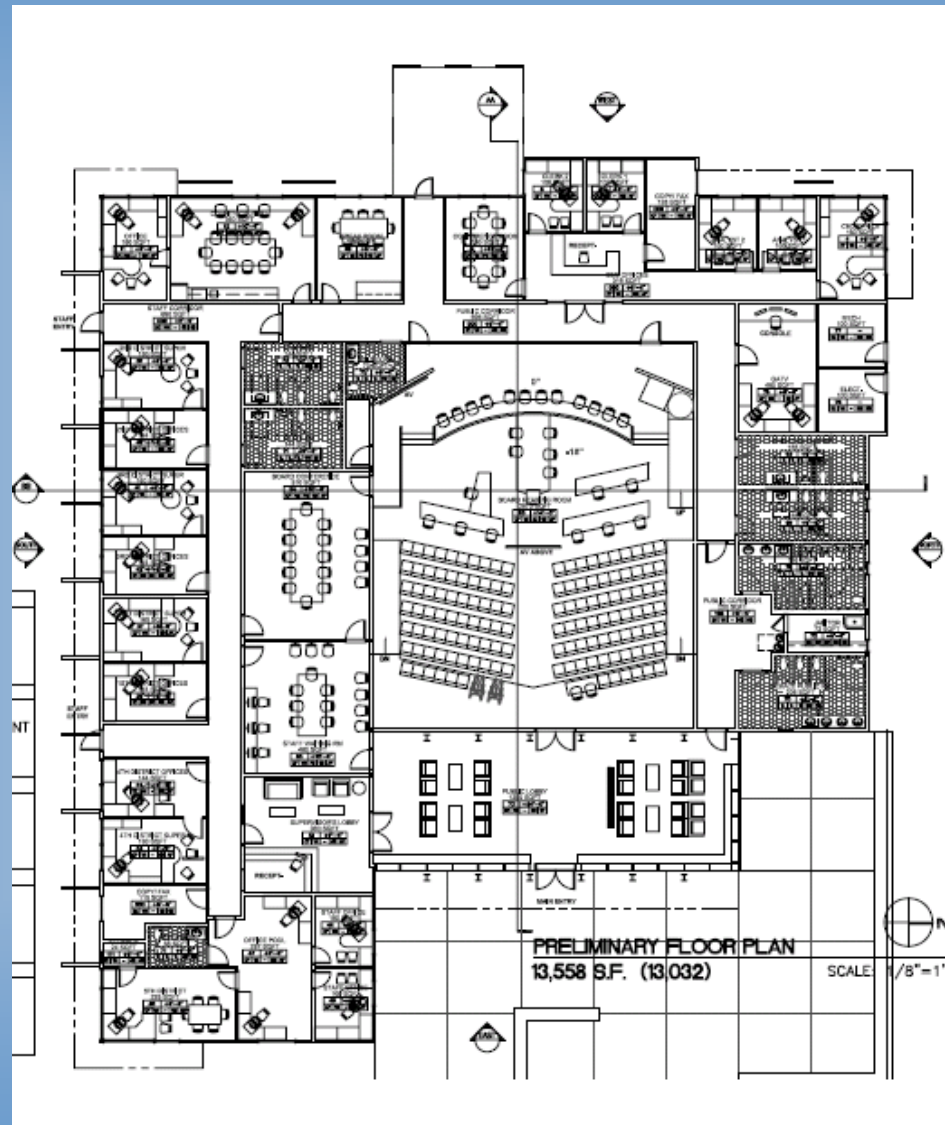


# Schematic Design Site Plan



GENERAL SERVICES CAPITAL PROJECTS

# Schematic Design Floor Plan



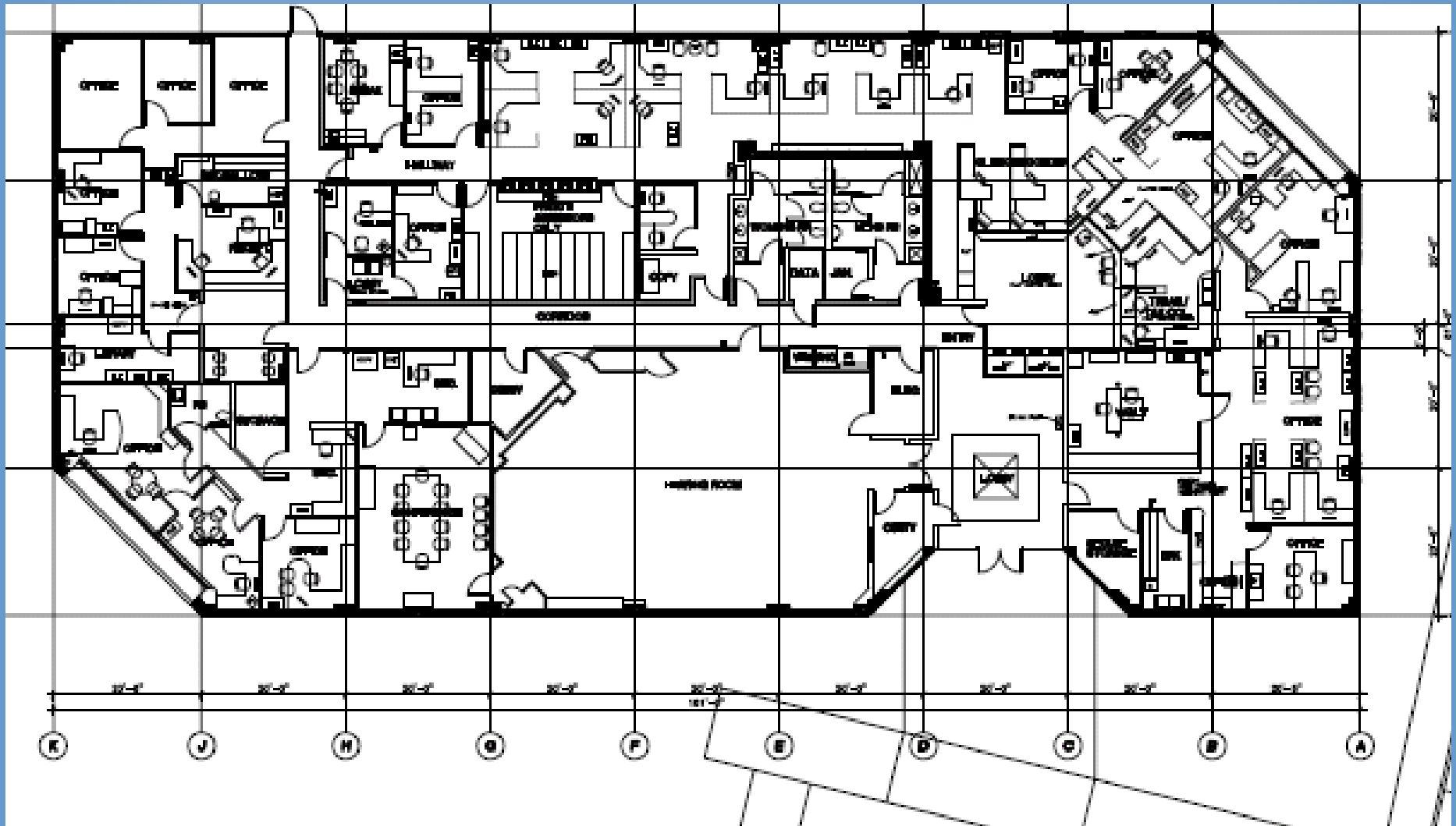
GENERAL SERVICES CAPITAL PROJECTS

# Betteravia Government Center Proposed Administration Building



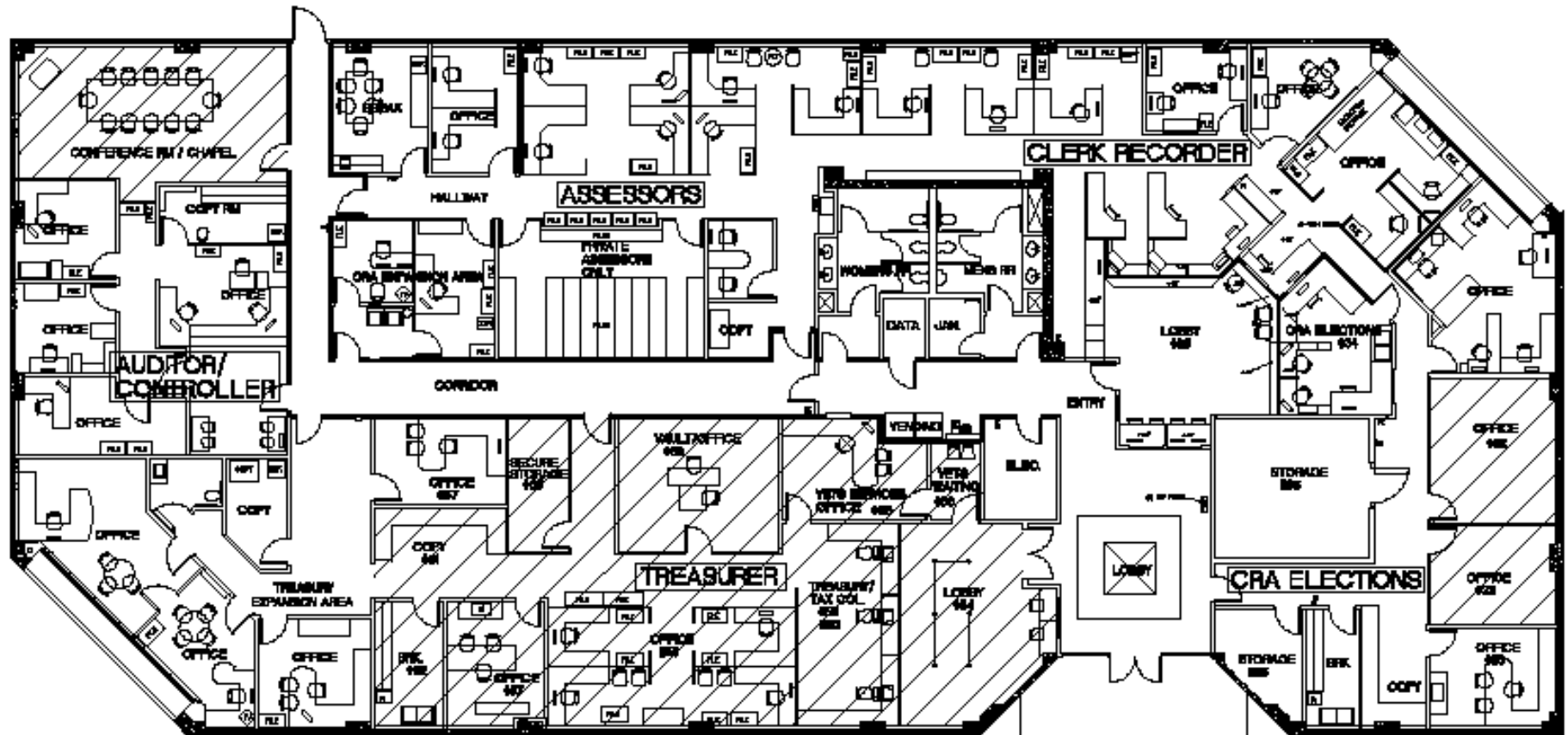
GENERAL SERVICES CAPITAL PROJECTS

# Existing Building D Floor Plan



GENERAL SERVICES CAPITAL PROJECTS

# Potential Renovated Building D



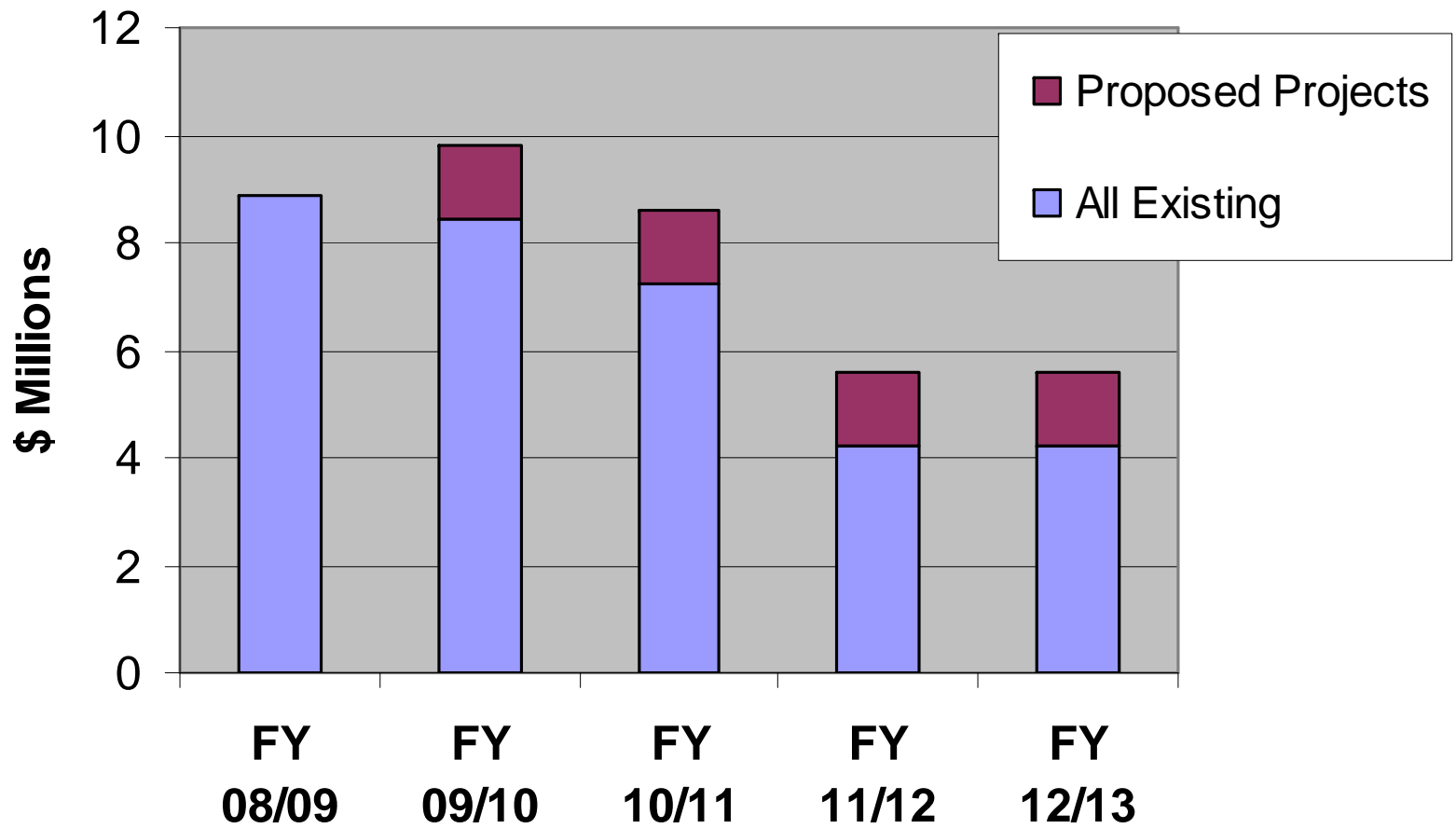
GENERAL SERVICES CAPITAL PROJECTS

# Project Statistics

- Total Project Cost = \$6.1 Million
- New Space = 13,600 SF
  - Construction Unit Cost = \$ 350 per SF
- Renovated Space = 3,300 SF
  - Construction Unit Cost = \$180 per SF
- Construction Completion: April 2011



# COP Annual Debt Service



# Conclusion

- In 3 years, with the addition of these three projects, total county COP debt will be less than what it currently is today
- Capital Investment is long term, and typically treated independently of budget highs and lows
- Over life of COP, there will likely be 2 cycles of prosperous times as in the past
- Construction climate is very good right now
- Staff recommends proceeding with each project proposed

