

COUNTY OF SANTA BARBARA  
GENERAL SERVICES

# Proposed 2019 Capital Projects

March 19, 2019



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## 2019 Proposed Capital Projects

Priority	Project Title	Est'd Proj Cost (000's)
1	Main Jail Renovations - Phase 1 *	\$12,800
2	Main Jail Renovations - Phase 2 *	\$11,800
3	Public Safety Radio Tower Enhancements – Phase 3	\$2,120
4	Calle Real Water System Replacement	\$2,000
5	Santa Barbara Historic Courthouse Roof Replacement	\$3,100
6	Renewable Energy and Energy Efficiency Upgrade Project **	\$4,800
7	Cachuma Lake Park Infrastructure Upgrades	\$12,000
8	Santa Barbara Probation Department Headquarters New Construction ***	\$19,500
9	Emergency Operations Center Expansion	\$5,000
10	Public Safety Radio Replacement Project ****	\$48,700
<b>Total</b>		<b>\$121,820</b>

\*Maximum, not to exceed amount

\*\*Possible funding includes CEC 1% loan: \$2m to \$3m, 0% On Bill financing: \$0.8m, other funding: \$1.6m to \$2.6m

\*\*\*\$2m, one time contribution from Probation

\*\*\*\*Consider for future financing



# Main Jail Renovations

<p>Project Description</p>	<ul style="list-style-type: none"><li>• Two phased approach to address; exiting issues, ADA modifications and repairs, paths of travel, seismic upgrades, medical/mental health modifications, housing unit upgrades, classroom / program space needs, security upgrades, deferred maintenance</li></ul>
<p>Justification</p>	<ul style="list-style-type: none"><li>• Must do ADA modifications and repairs</li><li>• Oldest section of the jail constructed in 1961</li><li>• Facilities and infrastructure are aging and severely deteriorated</li><li>• Average \$260,000 in emergency repairs annually</li></ul>
<p>Estimated Cost</p>	<ul style="list-style-type: none"><li>• Phase 1 costs are estimated at \$12,800,000</li><li>• Phase 2 costs are estimated at \$11,800,000</li><li>• 3 – 5 year timeline</li></ul>



# Main Jail Renovations

- 01** MAIN JAIL (EAST/WEST/SOUTH) 1975, 80,000 GSF
- 02** MEDIUM SECURITY FACILITY, 1960, 15,000 GSF
- 03** INTAKE & RELEASE CENTER, 1995, 25,000 GSF
- 04** NORTHWEST, 1985, 25,000 GSF
- 05** EAST ISO, 1998, 2,925 GSF
- 06** INMATE SERVICE, 2000, 4,000 GSF
- 07** LAUNDRY, 20+ Y.O.



# Public Safety Radio Tower Enhancements

<p>Project Description</p> <p>Phase 3</p>	<ul style="list-style-type: none"><li>• Add radio tower &amp; infrastructure to establish radio frequency transmission site at Figueroa Mountain</li><li>• Add PG&amp;E utilities at new Figueroa Mountain facility</li><li>• Replace existing 60' tower with 100' Heavy Duty Lattice Tower at Santa Ynez Peak</li><li>• Modify radio frequency transmission site at Mt. Abel to support multi-agency public safety radio services</li></ul>
<p>Justification</p>	<ul style="list-style-type: none"><li>• Dramatically improve and expand Fire and Sheriff radio coverage across the entire Santa Ynez Valley, Los Alamos and Cuyama areas where currently poor or no radio communication can occur</li><li>• The Santa Ynez tower replacement is in direct support of the Figueroa Mountain site build-out</li><li>• Additional radio frequency equipment installed at various sites will enhance the Public Safety Radio Network and aid in reducing dead spots in critical areas of the County.</li><li>• Integral to the future Public Safety Radio Network upgrade</li></ul>
<p>Estimated Cost</p>	<p>\$2,120,000</p>



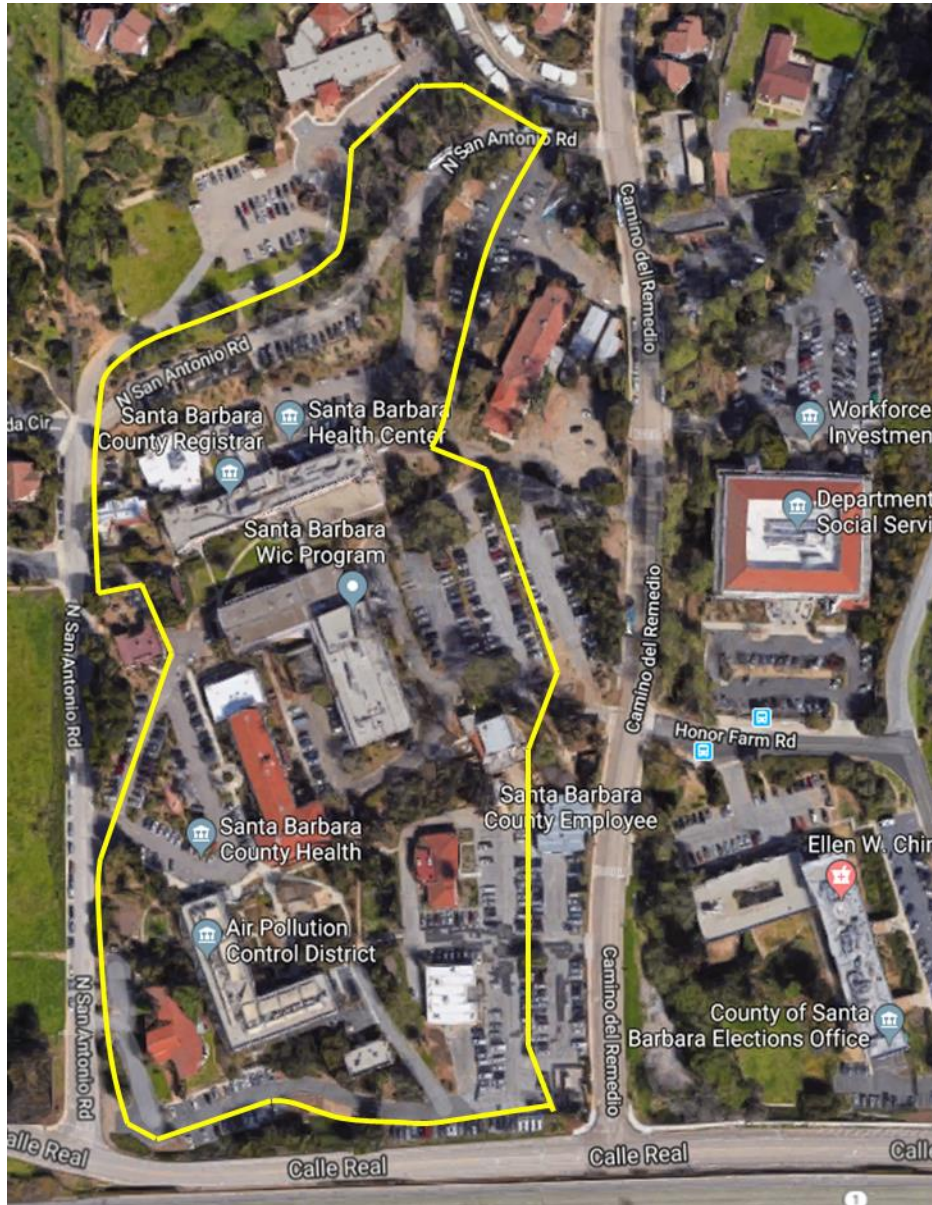


# Calle Real Water System Replacement

Project Description	<ul style="list-style-type: none"><li>• Replace 80-year old piping and valve systems at Lower Calle Real campus</li></ul>
Justification	<ul style="list-style-type: none"><li>• Subsurface piping system has outlived its designed useful life</li><li>• Failure threatens to shut down the entire system and public programs and services</li><li>• 10 failures of this major infrastructure system in the last five years.</li><li>• Continued intermittent failure of this water main affects County operations</li><li>• Reduce emergency and maintenance repairs</li><li>• Failures impact multiple departments: Public Health, Behavioral Wellness, Social Services, Sheriff, Main Jail, and technical service operations, and can shut down a major portion of the entire campus</li><li>• Approximate cost of repairs over prior years is \$250,000</li></ul>
Estimated Cost	\$2,000,000



# Calle Real Water System Replacement



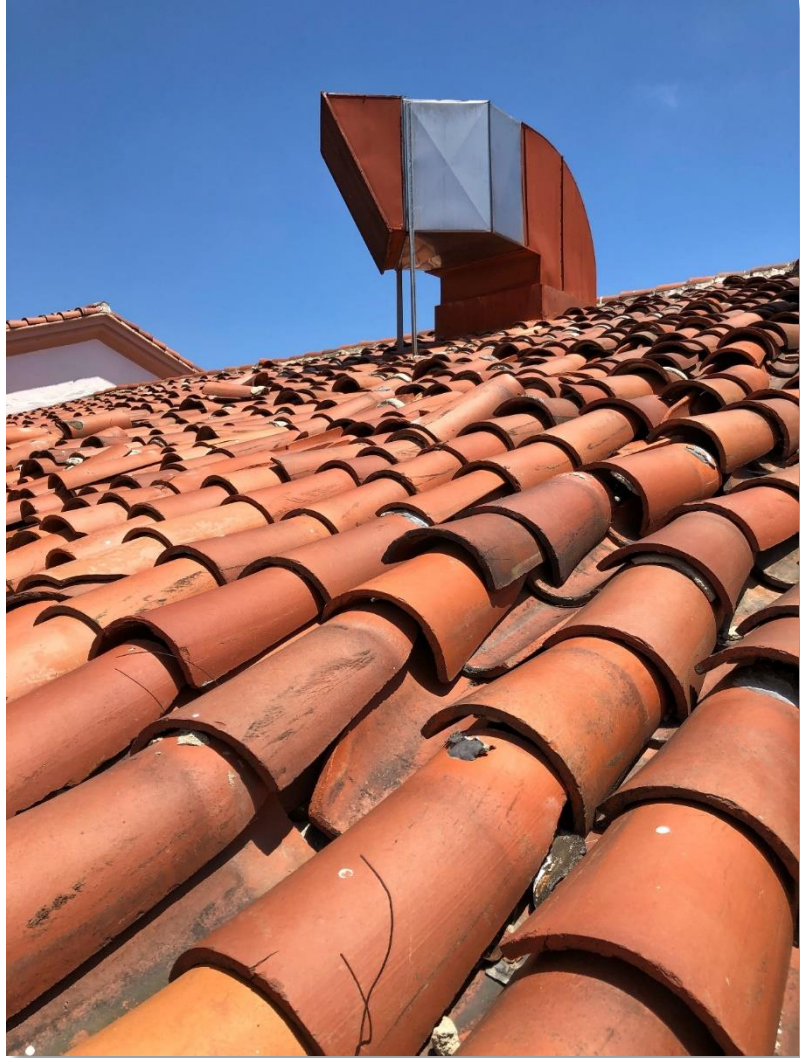


# Santa Barbara Historic Courthouse Roof Replacement

Project Description	<ul style="list-style-type: none"><li>• Remove and store existing roof tiles</li><li>• Replace deteriorated underlayment materials</li><li>• Rehabilitate the gutter and downspout system</li><li>• Replace roof tiles</li></ul>
Justification	<ul style="list-style-type: none"><li>• Stabilize and rehabilitate the existing roofing materials and underlayment of the National Historic Landmark Santa Barbara Courthouse</li><li>• Eliminate continued roof leaks from the deck</li><li>• Reduce maintenance costs</li><li>• Reduce seismic risk</li><li>• Ensure the safety of the occupants and visitors</li><li>• Approximately 75 maintenance calls to fix leaking roof in past 10 years</li></ul>
Estimated Cost	\$3,100,000



# Courthouse Roof

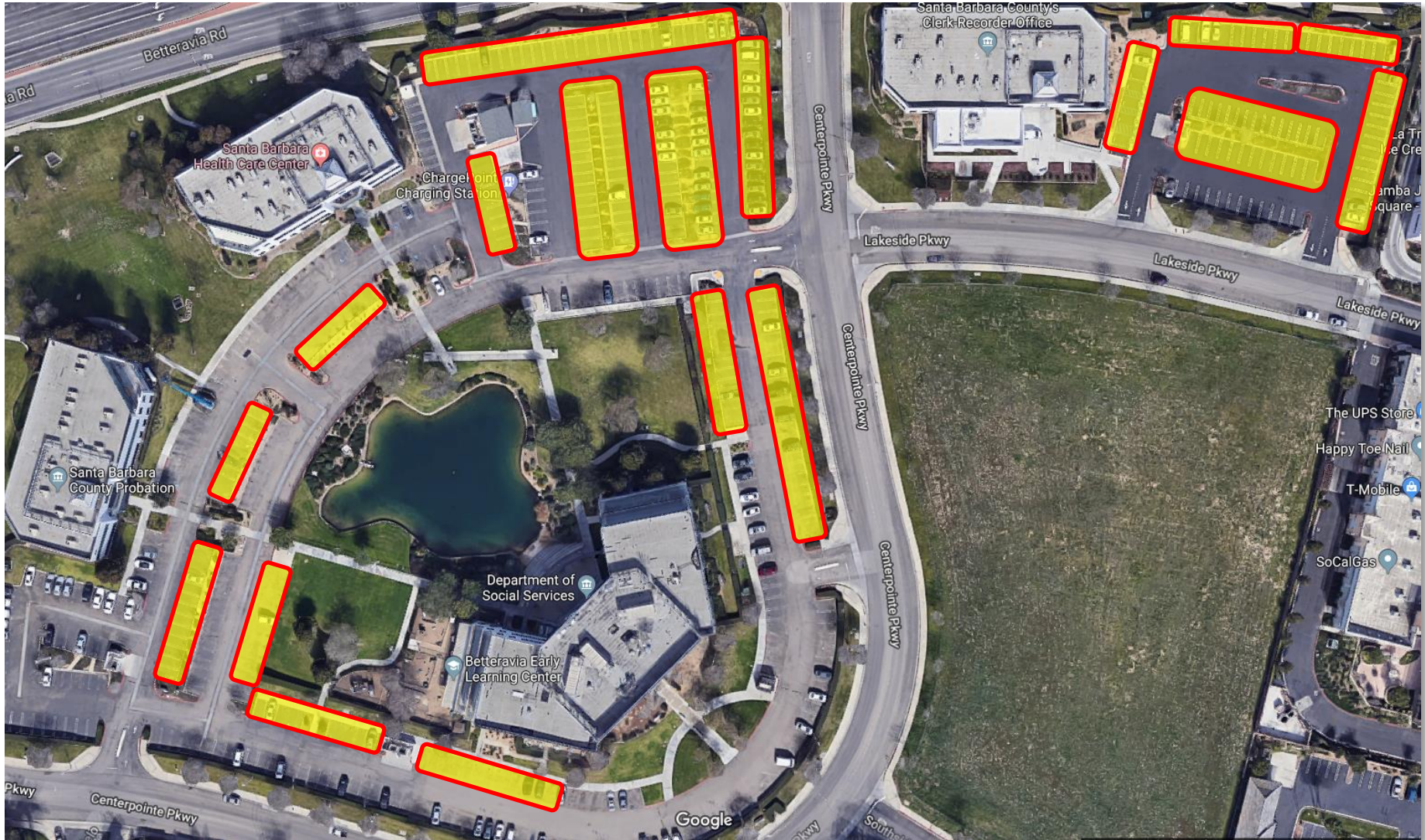


# Renewable Energy & Energy Efficiency Upgrades

<p>Project Description</p>	<ul style="list-style-type: none"><li>• Install a solar energy system (0.8 Megawatt) at the Betteravia Campus (Santa Maria)</li><li>• Install solar thermal for hot water heating</li><li>• Install lithium battery storage system (800kWh)</li><li>• Install small wind generation</li></ul>
<p>Justification</p>	<ul style="list-style-type: none"><li>• Updates outdated HVAC systems and controls</li><li>• Updates roofing, lighting, and boiler</li><li>• Upgrades fixtures to improve saving water</li><li>• Reduces ongoing operating costs and utility costs</li><li>• Replaces outdated equipment</li><li>• Positive cash flow each year even after making the debt payments</li><li>• Meets the County's zero net energy policy</li></ul>
<p>Estimated Cost</p>	<p>Gross cost is \$4,800,000. Possible funding includes CEC 1% loan: \$2m to \$3m, 0% On Bill financing: \$0.8m, other funding needed: \$1.6m to \$2.6m</p>



# Renewable Energy & Energy Efficiency Upgrades<sup>11</sup>



# Cachuma Lake Park Infrastructure Upgrades

<p>Project Description</p>	<ul style="list-style-type: none"><li>• Renovate and reconfigure the 120 RV camping sites.</li><li>• Replace water and sewer lines and upgrade the electrical service to meet the demands of today's RV camper.</li><li>• Replace paving, concrete pads with added re-bar, and install new landscaping, campground furnishings and camp area elements.</li></ul>
<p>Justification</p>	<ul style="list-style-type: none"><li>• 1950s infrastructure (over 60 years old); cast iron sewer lines, galvanized water lines and aluminum direct burial electrical supply</li><li>• 50 amp upgrades to the electrical supply at each RV site will allow larger RV units and increase revenue.</li><li>• Addresses years of deferred maintenance and improves the economic competitiveness of the park.</li><li>• Parks revenue growth associated with increased occupancy and fees are expected to be approximately \$450,000 of new revenue annually</li></ul>
<p>Estimated Cost</p>	<p>\$12,000,000</p>



# Cachuma Lake Park Infrastructure Upgrades



Site Plan Data

Proposed Area:	6.88 acres
Remainder Area:	3.42 acres
Total Area:	10.30 acres
Total: 108 RV Sites	146 Standard back-to-back

**Store**

**CTR Area**

**Amenity Area**

play field/meadow (1 acre)  
soccer  
croquet  
badminton  
volleyball

Kid nature play area (1200 SF)

Kid nature play area (2000 SF)

multi-use game area (4500 SF)

corn hole

Event Room (6000 SF)

parking

**CTR Area Entry**

**Cachuma Lake CTR Renewal**

Site Name: Cachuma Lake  
Site Type: CTR

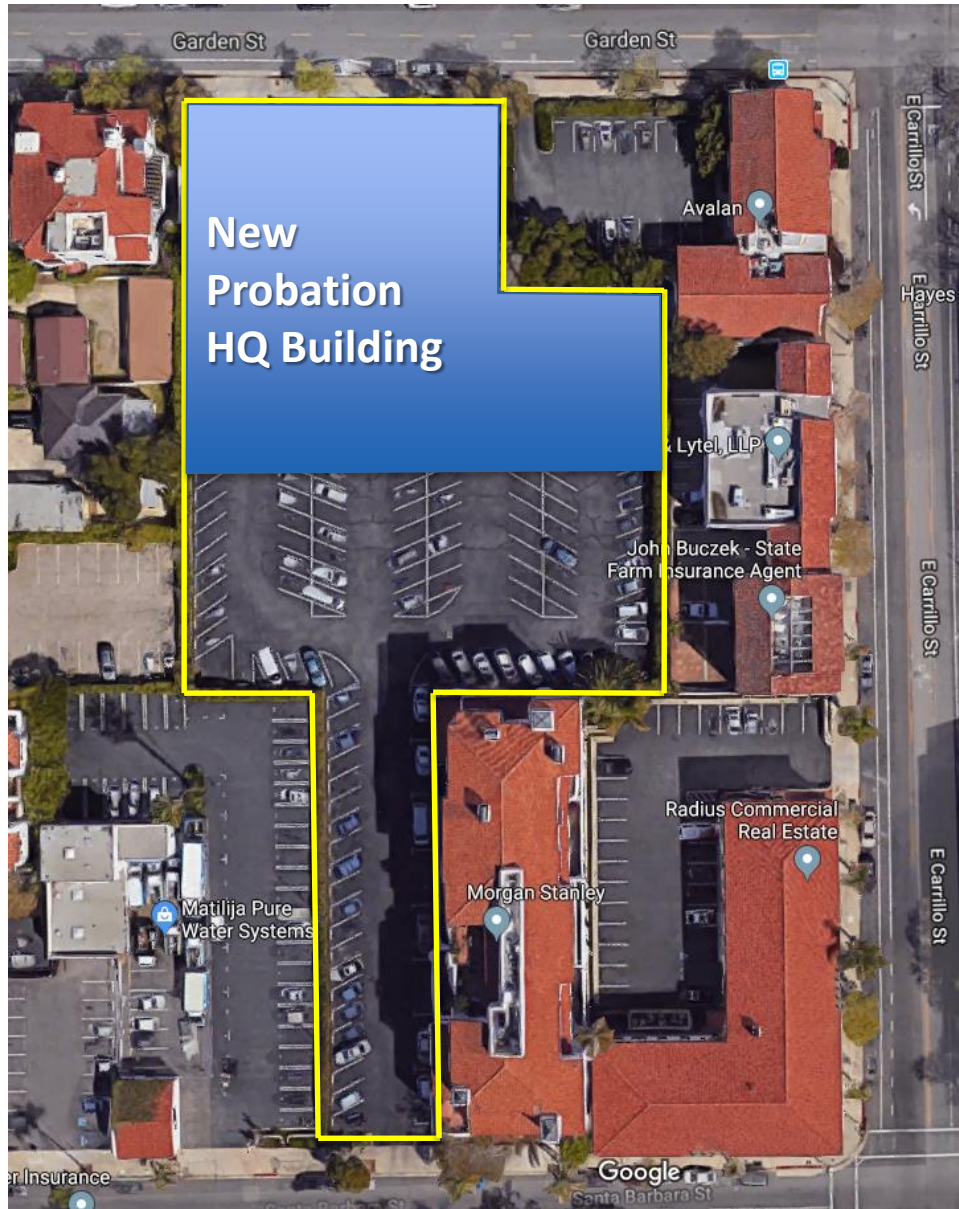
NOT FOR CONSTRUCTION

Site Plan  
CTR Zone

**A1.1**  
Cachuma Lake  
8/14/2014

<p>Project Description</p>	<ul style="list-style-type: none"> <li>• Construct new 35,000 sf Probation headquarters on a portion of the County’s Garden Street parking lot that will consolidate operations by combining Probation Administration and Adult Services, with the PRRC and Juvenile Services (currently located at Hollister Ave. Juvenile Hall).</li> <li>• Demolish the current Probation Department headquarter building on Carrillo Street</li> <li>• Retain the land there for future use</li> </ul>
<p>Justification</p>	<ul style="list-style-type: none"> <li>• No room for any additional staff in existing facility</li> <li>• Numerous security access issues</li> <li>• Building system challenges which compromise indoor air quality</li> <li>• Department has expressed a goal (Renew ‘22) to combine downtown SB Juvenile Services and various services at Hollister Rd. Juvenile Hall, to provide ongoing operational cost savings and efficiencies totaling as much as \$350,000 annually</li> </ul>
<p>Estimated Cost</p>	<p>Gross project cost \$19,500,000. One time funding of \$2,000,000 will be provided by Probation. Project cost will be \$17,500,000</p>

# Santa Barbara Probation Dept. Headquarters – New Construction





# Emergency Operations Center Expansion

Project Description	<ul style="list-style-type: none"><li>• Construct an addition to the existing EOC structure that will provide sleeping quarters, space for a call center, multi-purpose conference rooms, and a new re-designed area for the JIC.</li><li>• Add additional parking.</li></ul>
Justification	<ul style="list-style-type: none"><li>• Implement the Thomas Fire and 1/9 Debris Flow After-Action Report and Improvement Plan. Recommended that enhancements be made to enhance the County’s ability to respond to a sustained EOC activation as well as providing space to accommodate a call center.</li><li>• Ensures long term sustainability of operations in the event of a prolonged event.</li><li>• Facility was designed to be expanded</li></ul>
Estimated Cost	\$5,000,000



# Emergency Operations Center Expansion

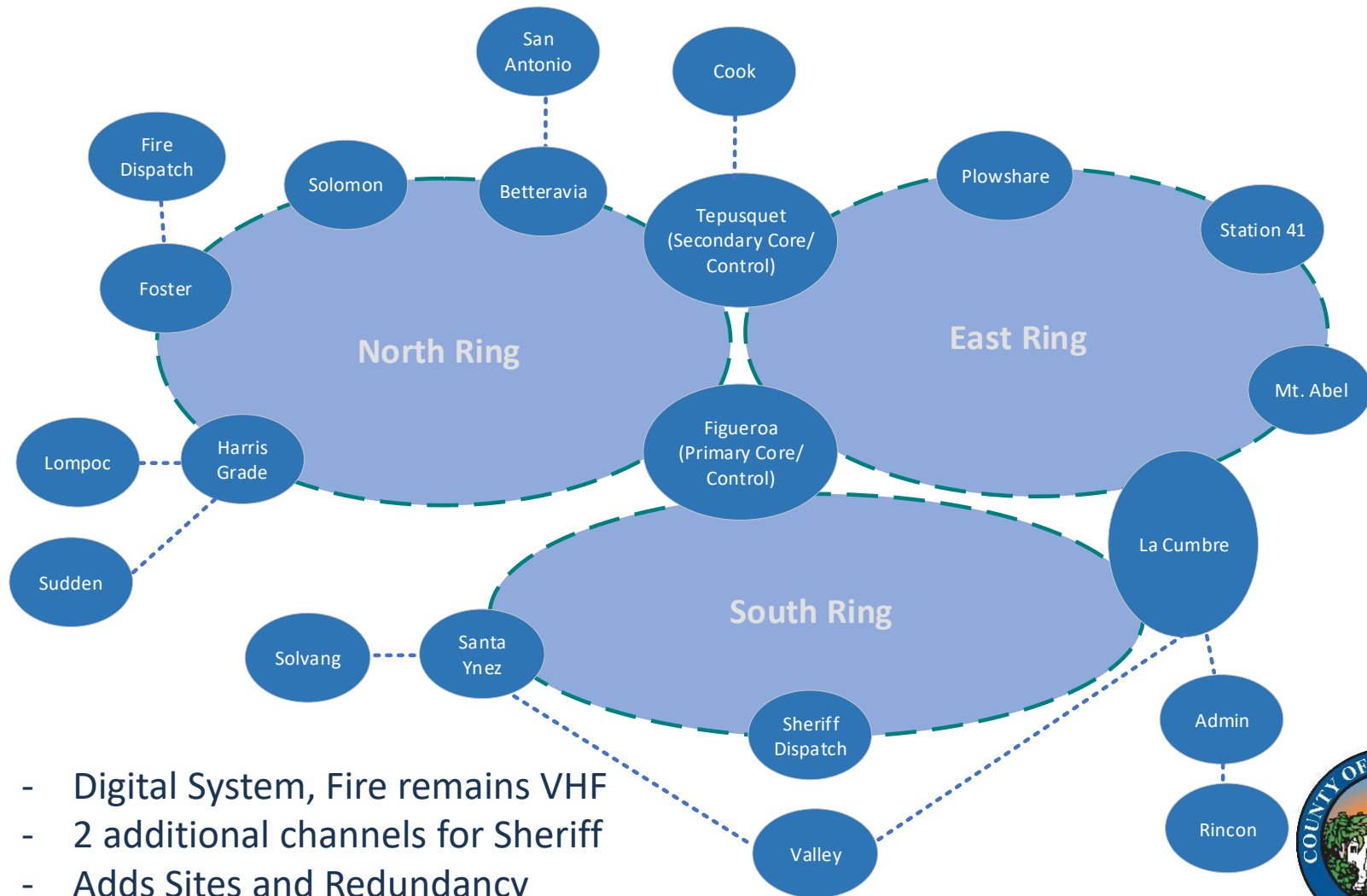


# Public Safety Radio Replacement Project

<p>Project Description</p>	<ul style="list-style-type: none"> <li>• Replace the existing Sheriff, EMS, and LG LMR systems with a shared UHF (Ultra High Frequency) Project 25 (P25) digital trunked radio system.</li> <li>• Upgrade the existing Fire VHF (Very High Frequency) system with like technology for use by Fire and EMS.</li> <li>• EMS communications with the hospitals would shift to the UHF trunked system.</li> </ul>
<p>Justification</p>	<ul style="list-style-type: none"> <li>• Originally installed in 1994, the Public Safety Radio System is at the end of its useful life.</li> <li>• Replacement system will meet public safety standards for performance and reliability and provide robust radio communications for the next 10 to 20 years.</li> <li>• The County will consider consolidating systems where it can provide efficiencies and reduce operating costs.</li> </ul>
<p>Estimated Cost</p>	<p>\$48,700,000</p>



# Public Safety Radio Replacement Project



- Digital System, Fire remains VHF
- 2 additional channels for Sheriff
- Adds Sites and Redundancy
- 2 dispatch centers



## Recommended Actions

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- Provide staff with a finalized list of Capital Projects and direct the General Services Director to coordinate with the County Executive Office to develop financing strategies; and
- Determine that the proposed actions do not constitute a “project” as defined by the California Environmental Quality Act pursuant to 15378(b) (5), as it is an administrative activity that will not result in direct or indirect changes to the environment.

