



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: February 27, 2024
Placement: Departmental
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Kirk Lagerquist, Director (805) 560-1011 DS
kll
Director(s)
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096

SUBJECT: Authority to Advertise for Construction Bids for the Proposed Probation Headquarters Building Project; First District Project No. 19014

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Authorize the Director of General Services to advertise for construction bids for the proposed Probation Headquarters (HQ) Building Project (Project); and
- b) Determine the above actions are not a project under the California Environmental Quality Act guidelines pursuant to Section 15378(b)(5) because it consists of organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

Summary Text:

This item is on the agenda in order to authorize the General Services Director to advertise for bids on the construction of the County Probation Department’s headquarters (HQ) building at 1019 Garden Street in the City of Santa Barbara.

The construction contractor will be selected through a competitive bidding process to perform the building construction and associated site improvements. Final plans and specifications will be brought to your board for approval at a later date, along with a construction contract for your authorization. In addition, County staff has performed a CEQA review and will return to the Board with the impacts and mitigative measures. Construction is anticipated to begin in September 2024 and take two years to complete.

Background:

The proposed 32,900 SF Probations Headquarters Building will be located at 1019 Garden Street (APN: 029-212-011), in downtown Santa Barbara on County owned property (1.1 acres) between Santa Barbara, Garden, Figueroa, and Carrillo Streets. The new HQ is intended to consolidate staffing from the Hollister campus as well as the current downtown HQ building, which will lead to operational and cost efficiencies for the Probation Department. The new building is proposed to be three stories, raising to four stories facing Garden Street, with a large central courtyard situated in the middle of the building, private offices, classrooms, interview rooms, and support spaces to these main functions. The remaining area of the site would be configured into 49 at-grade County employee parking spaces accessible from Garden Street, passing under the proposed building, and enclosed with automatic gates. An additional 25 subterranean parking spaces (15,800 SF) would be provided below grade, for a total of 74 on-site spaces. Total building is approximately 48,700 SF.

In July 2020, the Board approved hiring Roesling Nakamura Terada (RNT) Architects to provide professional conceptual design, planning, programming and cost estimating consulting services. In March 2022, the Board approved moving forward with completing the design work which included programming verification, professional design, planning, cost estimating, commissioning and construction contract administration services. At the time, the Board also approved temporary cashflow transfers from the County's Advance Construction Reserve not to exceed \$2.2 million to cover initial project costs, in advance of debt financing planned for the project. In October 2023, this Board approved awarding professional construction management services to Cumming Management Group starting at the pre-bid phase through completion of the construction phase, including post-construction services, which spans three years, into FY 2026-27.

Fiscal and Facilities Impacts:

The total Project costs is estimated at \$55,229,272. This breaks down to \$47,532,324 in hard costs (construction cost, contingencies, furniture, fixtures, equipment, utility install, escalation, etc.) and \$7,696,748 in total soft cost (architecture, engineering, construction management, project management, plan check, testing and inspection, CEQA, utility connection fees, and related contingencies). Funding of the project's initial costs has been allocated from the Advance Construction Reserve fund balance in General County Programs, with a total \$1,281,194 transferred to-date. The Project is planned to be included in the certificate of participation for debt financing, to be issued in March-April of this fiscal year along with several other large capital projects. Upon debt issuance, the Project costs initially paid through the Advance Construction Reserve will be reimbursed back to the reserve's fund balance, consistent with the Reimbursement Resolution adopted by the Board on November 16, 2021. The balance of project costs will be funded directly from the debt proceeds (\$52,983,000). The remaining project costs will be funded by the Probation Department (\$2,246,300). The Probation Department's contribution will pay for fixtures, furniture, and office equipment-related costs at the new building. The work is necessary to modernize Probation facilities and will consolidate the currently dispersed south county Probation operations into a single facility leading to operational efficiencies. The proposed Project will reflect the County's Net Zero Energy policy and will utilize Crime Prevention Through Environmental Design principles.

Your Board approved the requirement of a Community Workforce Agreement (CWA) for projects exceeding \$10 million on December 2, 2022. This project meets those criteria and includes the CWA requirement language within the bidding documents and project specification.

Special Instructions:

Please forward a copy of the Minute Order approving this action to Shane Mahan, Project Manager, Capital Projects, via email to smahan@countyofsb.org

Authored by: Shane Mahan, Project Manager