

COUNTY OF SANTA BARBARA
GENERAL SERVICES

Santa Barbara Probation Headquarters

County Project 19014

BOARD HEARING FEBRUARY 27, 2024





SANTA BARBARA PROBATION HEADQUARTERS - COUNTY PROJECT 19014

AGENDA

- Requirement & Project History
- Siting Considerations
- Project Overview
- Net Zero Energy Facility
- Community Workforce Agreement (CWA)
- Project Cost & Schedule
- Authorization to Proceed



Requirement & Project History

- The need for an updated Probation facility has been in the works for over a decade.
- Project name is a misnomer, it is the South County Probation Facility.
- Early efforts looked to renovate existing facilities at Carrillo Street and Hollister.
 - Carrillo:
 - Remodeling existing building, infill the courtyard, add 2nd story to front half
 - Tear down and replace
 - Combined Court/Probation Building
 - Replace the 23k SF building on Garden Street
 - Hollister:
 - Expansion of Probation Report and Resource Center (PRRC)
 - Build an additional facility
- Current bifurcated operations is inefficient. Consolidation of all south county operations into a single facility was decided about 4-years ago. Location was dependent on a number of factors.
- Timeline:
 - July 2020: Board approved hiring Roesling Nakamura Terada Architects for conceptual design, planning, programming and cost estimating.
 - March 2022: Board approved programming verification, design, planning, cost estimating, commissioning and construction contract administration.
 - October 2023: Board approved construction management services to Cumming Management Group.
 - February 2024: Seeking approval to issue Request for Proposal for construction.



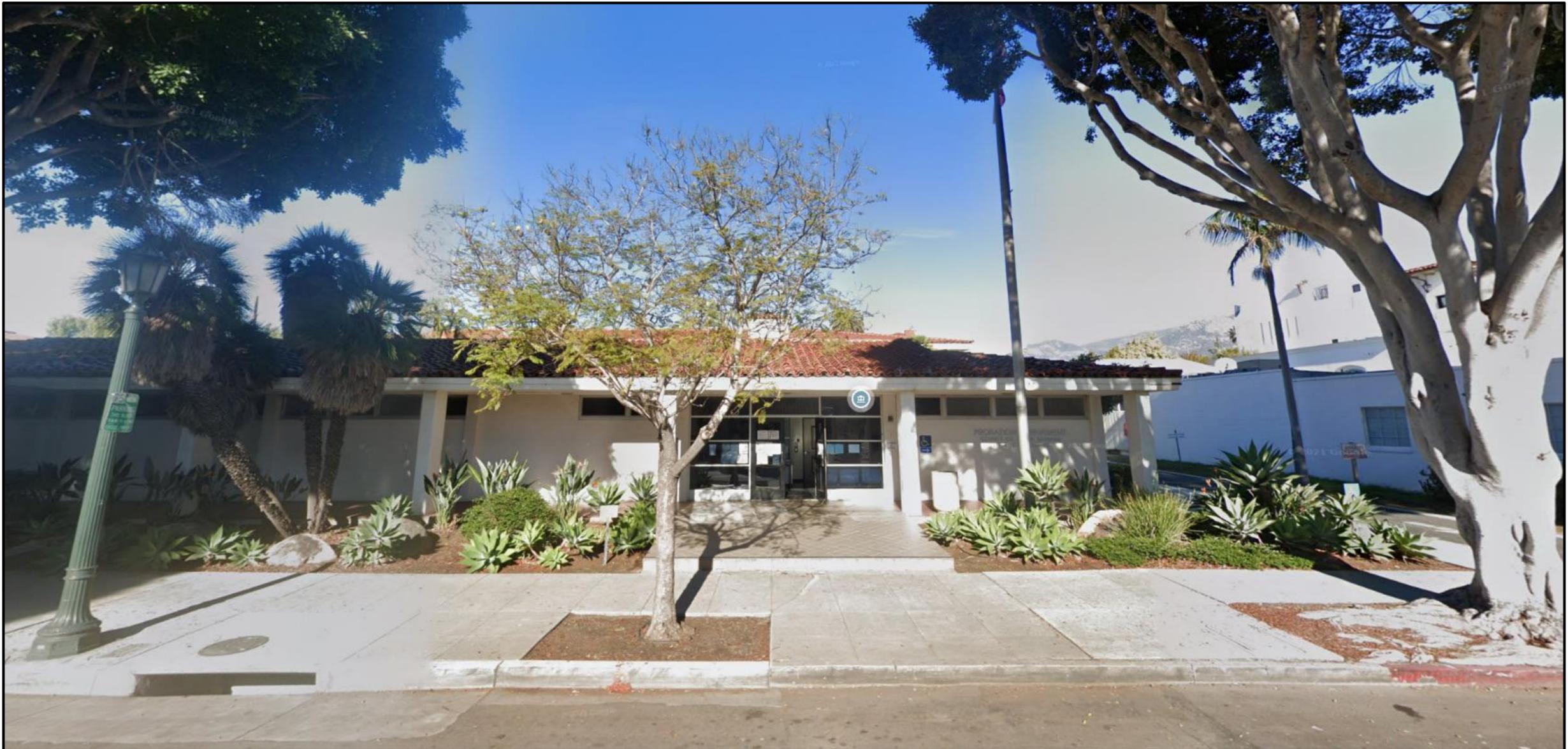
Siting Considerations

- Increased efficiency for both sworn and non-sworn staff time by consolidating facilities near Court and County Admin.
- Increased efficiency for the public (probation clients and victims, who regularly walk over to Probation Building after Court).
- Reduced number of County vehicles required and vehicle trips (walkable adjacencies to Court, County Admin, and other Criminal Justice Partners).
- Increased use of Public Transportation (transit center is two blocks away, which reduces Vehicle Miles Travelled). Reduced Greenhouse Gas emissions.
- Hollister Probation Building (old Juvenile Hall) is designated as part of the Housing Element.
- Was not part of Calle Real Master Plan, has been envisioned to be downtown near the Court for over 4-years now.
- County already owns the Garden Street parcel.
- Existing Carrillo Street parcel envisioned for workforce housing.



Siting Considerations

Probation Department – Current Facility



Downtown Location - 117 E Carrillo St, Santa Barbara, CA 93101



Siting Considerations

Probation Report and Resource Center – Current Facility

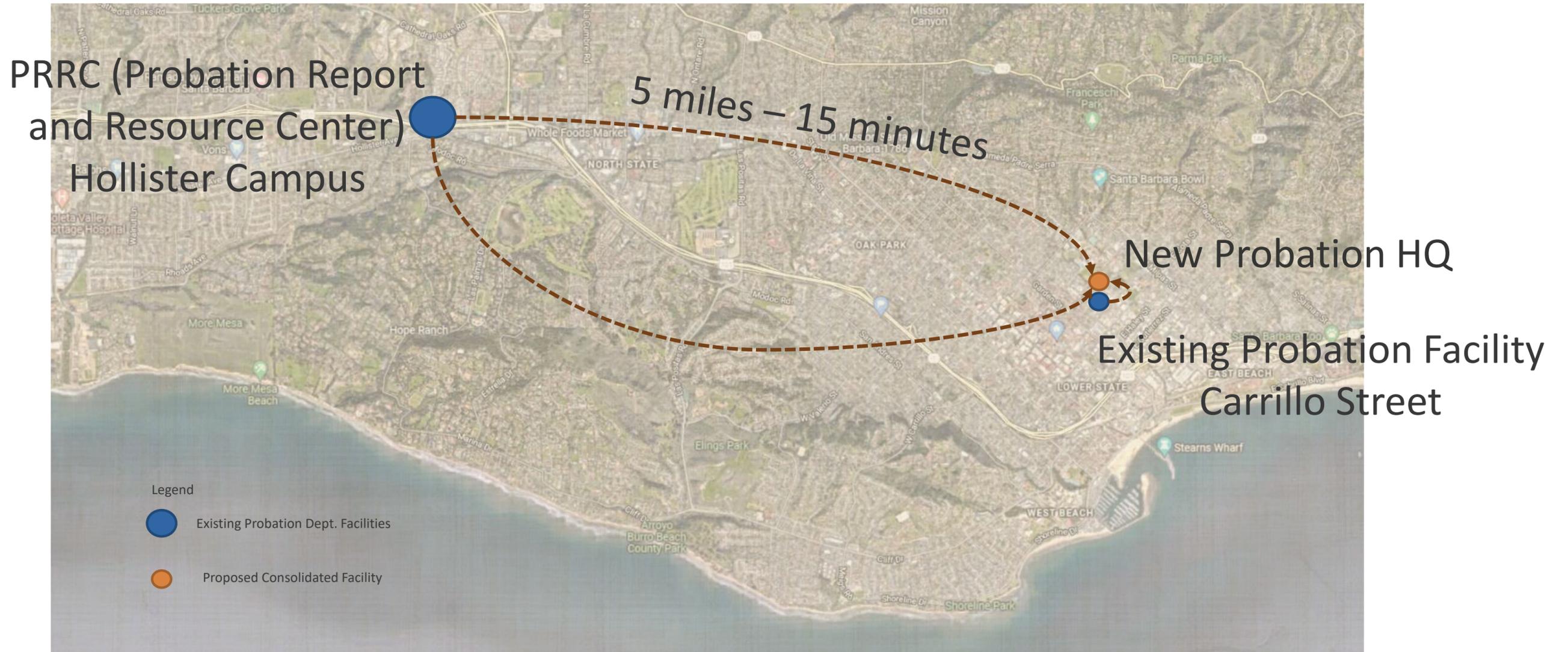


Hollister Location – 4500 Hollister Ave, Santa Barbara, CA 93110



Siting Considerations

Consolidate Probation facilities in downtown, near courts and where clients are located allowing for a more efficient use of time and resources.



Regional Context Map



Siting Considerations

Project Vicinity and Layout



Civic Facilities - Site Context overview from south



Siting Considerations – Parking Impacts

Loss of Parking for Courts, Jurors and County Employees

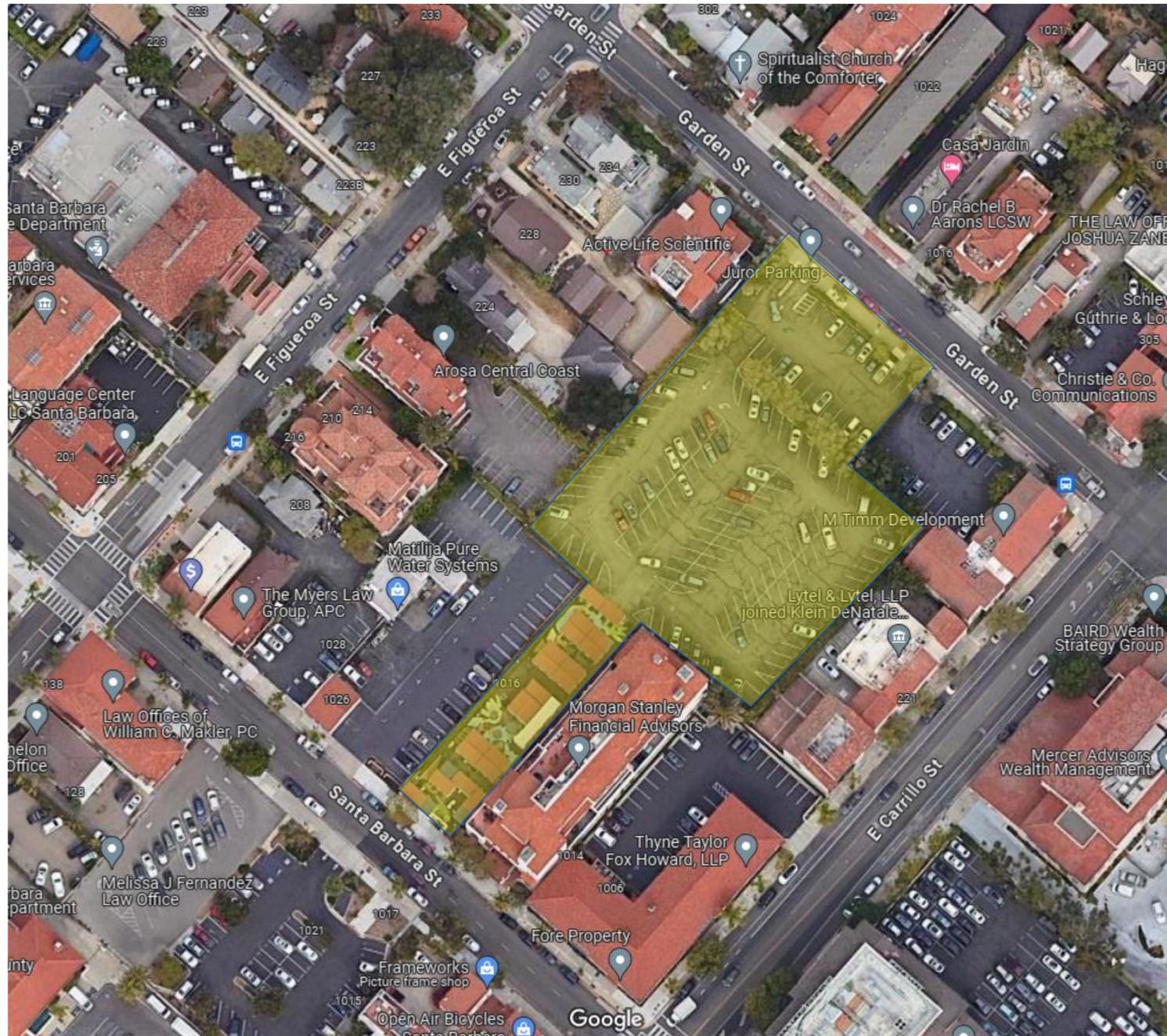
Per 2008 agreement with Judicial Council of California, the County is obligated to provide 81 parking spaces to Courts & Jurors.

To honor the agreement with Courts, we are negotiating a deal with the City to lease spaces in Parking Garages 6 & 7.

Will cost between \$124K to \$160K/year.

Continuing to work with Judicial Council on options.

Employee Parking will be impacted, but eventually 49 spaces available in new Probation facility.



Garden Street Location – 1019 Garden Street, Santa Barbara, CA 93101



Project Overview - Programming

Extensive Programming was performed in 2021 to document existing, projected staff and space needs to consolidate services.

Adult Services Division

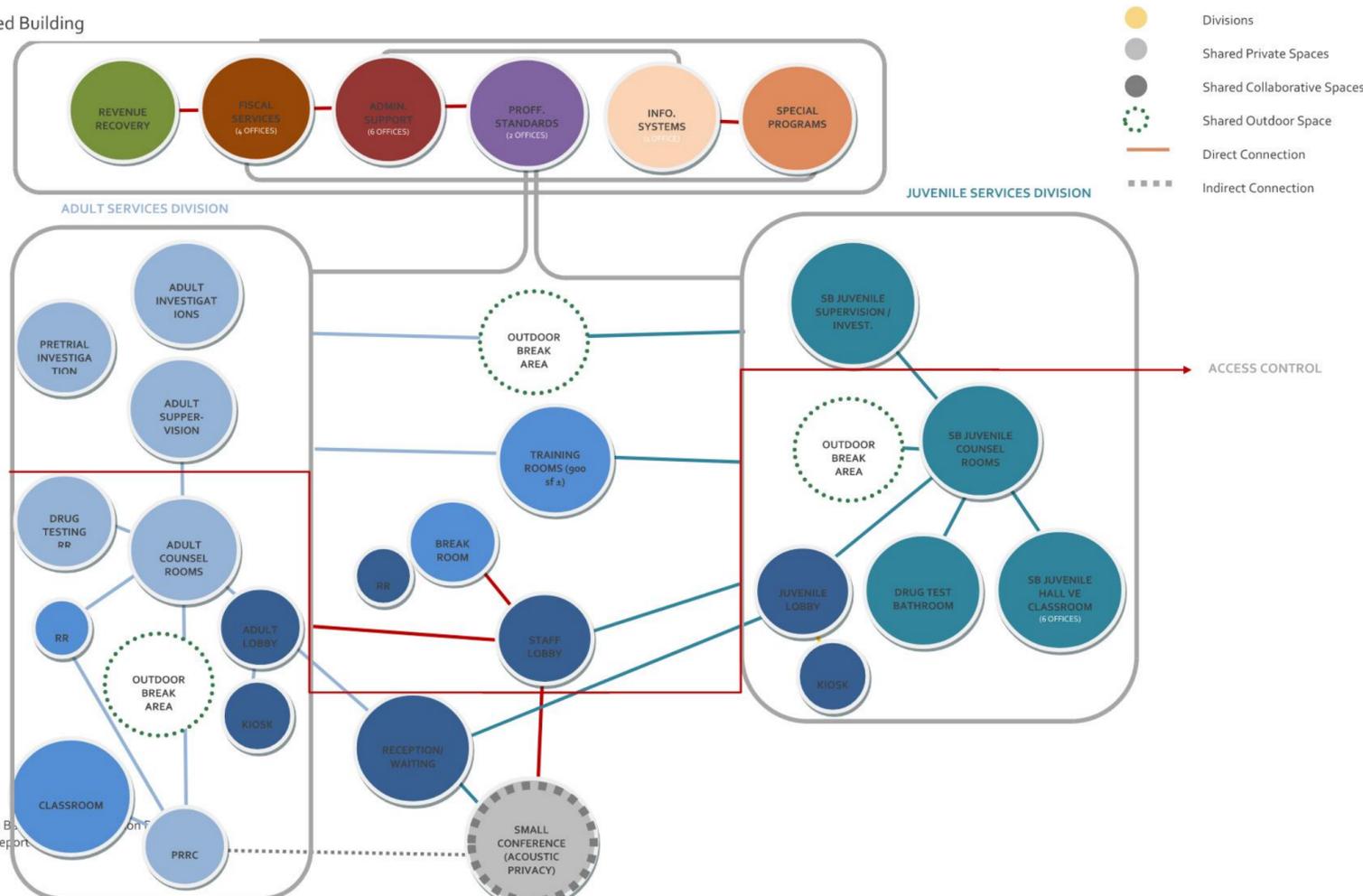
200

Contact:

SPACE TYPE	SPACE STANDARD	COUNT & AREA				REMARKS	ADJACENT PROGRAM
		OFFICE					
		STAFF COUNT		AREA (SF)			
		CURRENT	PROPOSED	CURRENT	PROPOSED		
STAFF OFFICES							
201	Walled Office/ Supervisor	1	3	150	450	1 Investigation, 2 Supervision	
202	Senior DPO	1	7	105	735	2 Investigation, 3 in supervision, 1 Pretrial, 1 Assessment	
203	Workstations Office/ Supervision DPO	1	18	72	1,296	provide transparency to circulation	offices may become cubicals, or shared
204	Small Walled Office/ Visiting Officers	0	2	0	198		
205	Investigation officers/WorkStation	9	7	648	504		
206	Pretrial Supervision/ Workstation	9	4	648	288		
207	Administrative prof./ Workstations	9	8	648	576		
208	Medium Walled Office/ Councilors	0	1	0	150		9 total, one at public reception
	Private Partners		2		144	Doubles up for video conferences	inside staff area
				2,271	4,341	Subtotal of Staff SF	
		30	52	Staff Total			

3.4 Bubble Diagrams The following diagram represents notional adjacencies of planned program units and meant to represent important connections between program elements

Proposed Building



Project Overview - Design



The Space:

- Location: 1019 Garden Street, Santa Barbara, CA 93101
- Owner: Santa Barbara County
Lot Size: 1.1 Acres



The Building:

- Office Building Size: +/- 32,900 SF
- Parking Structure: Below Building +/- 15,800 SF
- Construction Types: Type IA (Ground Floor), Type VB First – Third Floors,
- Fully Sprinklered
- Structural System 1st - 3rd Floors: Wood Framed
- Structural System Ground Floor: CMU walls with cast in place concrete columns, Post Tension Slab



The Features:

- Public Meeting Spaces
- Locker Rooms
- Break Room
- Wellness Room
- Interview Rooms
- Counseling Space
- Probation Reporting & Resource Center
- Training Room
- Classrooms
- Plaza deck
- Secure Parking

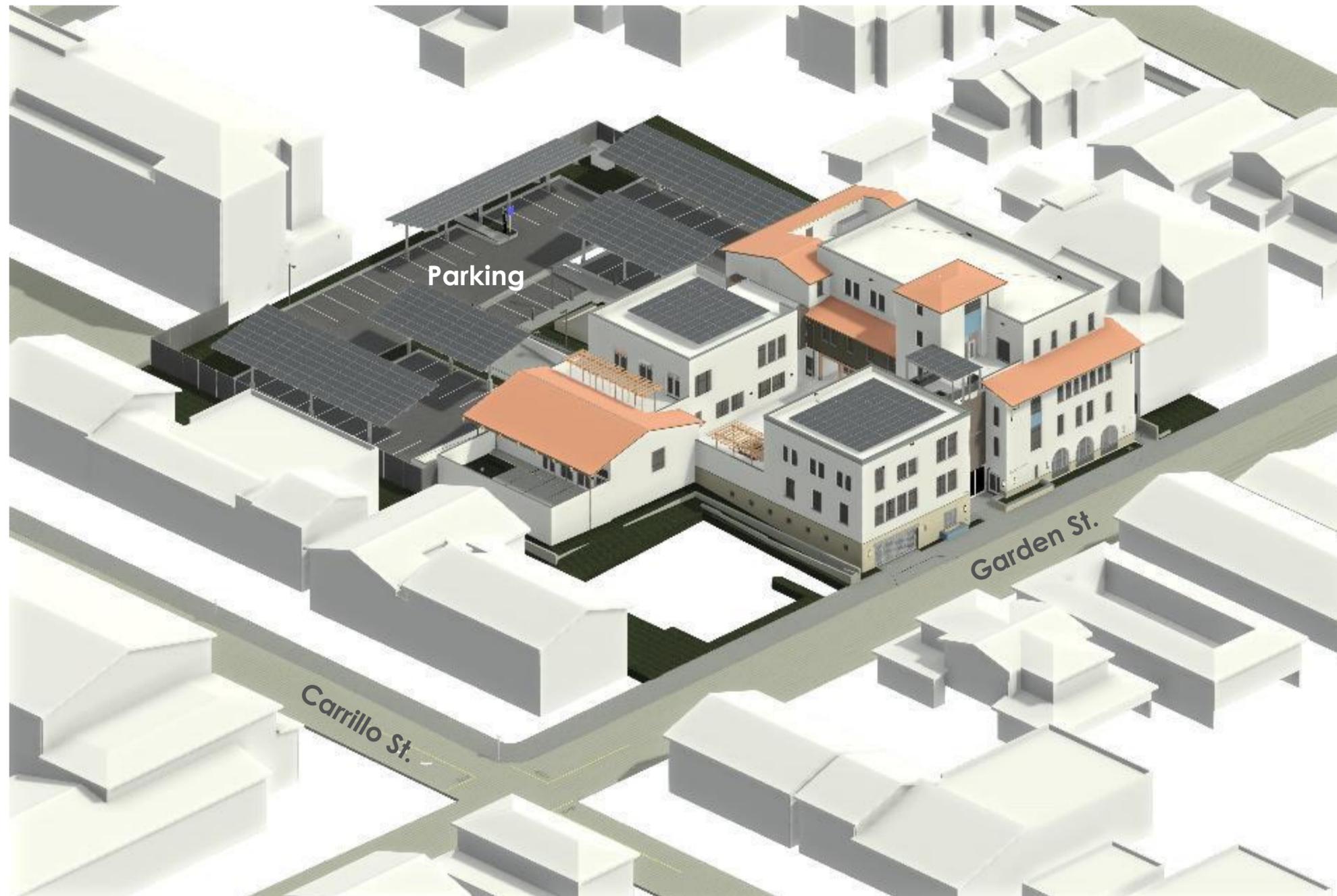


Sustainability:

- Net Zero Energy Building
- 28 Electric Vehicle Chargers with future capacity of 39 Electric Vehicle Chargers
All Electric Building
- PV Array: ~ 213 kW Array with solar canopies and roof mounted
- Battery Energy Storage System: 50kW



Project Overview - Massing



View of Site from East

Building Massing pushed to street. Client services face an internal elevated courtyard. Maintains urban context of vehicle screening. Massing arranged around a courtyard to facilitate daylighting of spaces, circulation and allow for supervised outdoor client spaces. Parking below for security and rear to control entry and screen PV canopies from view at street.



Project Overview - Renderings

Renderings of the proposed facility. Materials are consistent with the historic fabric of downtown.
Massing of large building separated into distinct blocks to match scale of Garden Street and its surroundings.
Courtyard elevated for client queuing off the street



Entry from Parking Lot
View from rear parking area to courtyard

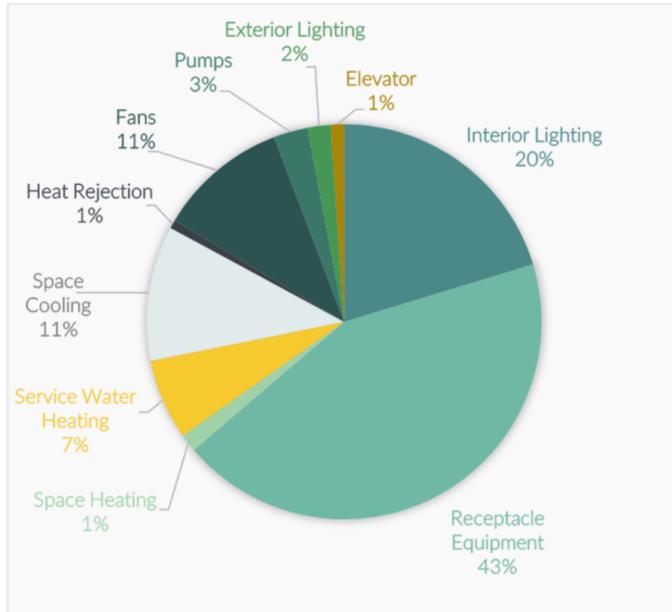
Courtyard Perspective
Circulation and to client services

East Aerial
Overview looking from above Garden Street towards building

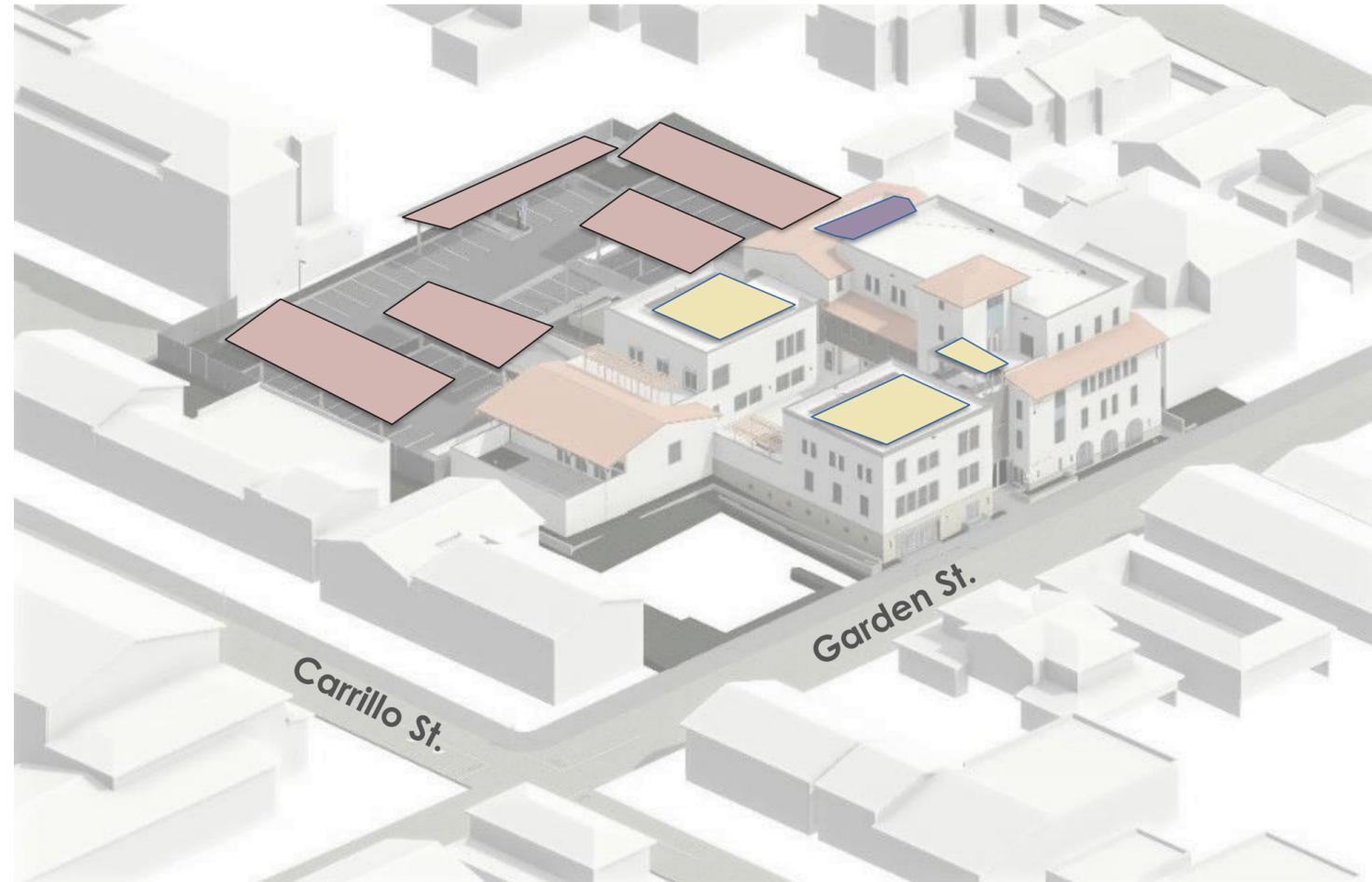
Net Zero Energy Facility

II. BUILDING ENERGY PERFORMANCE

The facility is expected to be designed with 100% electricity. The following chart and table show the estimated energy consumption (in kWh) broken out by the building end uses. The preliminary total annual building electricity consumption is estimated to be 277,758 kWh per year. The building site EUI is estimated at 20.26 kBtu/sf/yr.



End-Use	Estimated (kWh/yr.)	% Of Total
Interior Lighting	56,366	20%
Receptacle Equipment	120,730	43%
Space Heating	4,052	1%
Service Water Heating	18,351	7%
Space Cooling	30,732	11%
Heat Rejection	1,961	1%
Fans	29,499	11%
Pumps	7,801	3%
Exterior Lighting	5,212	2%
Elevator	3,054	1%
Total Estimated Use	277,757.6	100%
Building EUI	20.26 kBtu/sf/yr.	
PV incl. 15% buffer	319,421	115%



View of Site from East

- Parking PV Canopies
- Available Roof for PV
- Mechanical Well

	Option 1 - Reduce PV size for Roof PV system)		Option 2 - Reduce PV size for Parking Lot PV system)	
	Parking lot	Roof	Parking lot	Roof
# of panels	352	122	267	209
Tilt	11	0	11	0
Azimuth	SW -225 deg	Flat on racks	SW -225 deg	Flat on racks
Total power kW (DC)	158	55	120	94
Total power kW (AC)	213		214	
PV Watts Output kWh/yr	244,000	78,000	185,000	135,000
Total Output (kWh/yr.)	322,000		320,000	
Required Output kWh/yr. (Without 15% buffer)	277,758		277,758	
Required Output kWh/yr. (With 15% buffer)	319,422		319,422	
Energy Coverage for ZNE (15% buffer considered)	100.8%		100.2%	

Net Zero Energy (NZE) Facility – produces enough renewable energy to meet its own annual energy consumption



Community Workforce Agreement (CWA)

- CWA adopted by Board of Supervisors in December 2022 for projects exceeding \$10 million
- Probation Headquarters will be the first County project to use the CWA
- The Request for Proposal (RFP) bidding documents include the CWA language



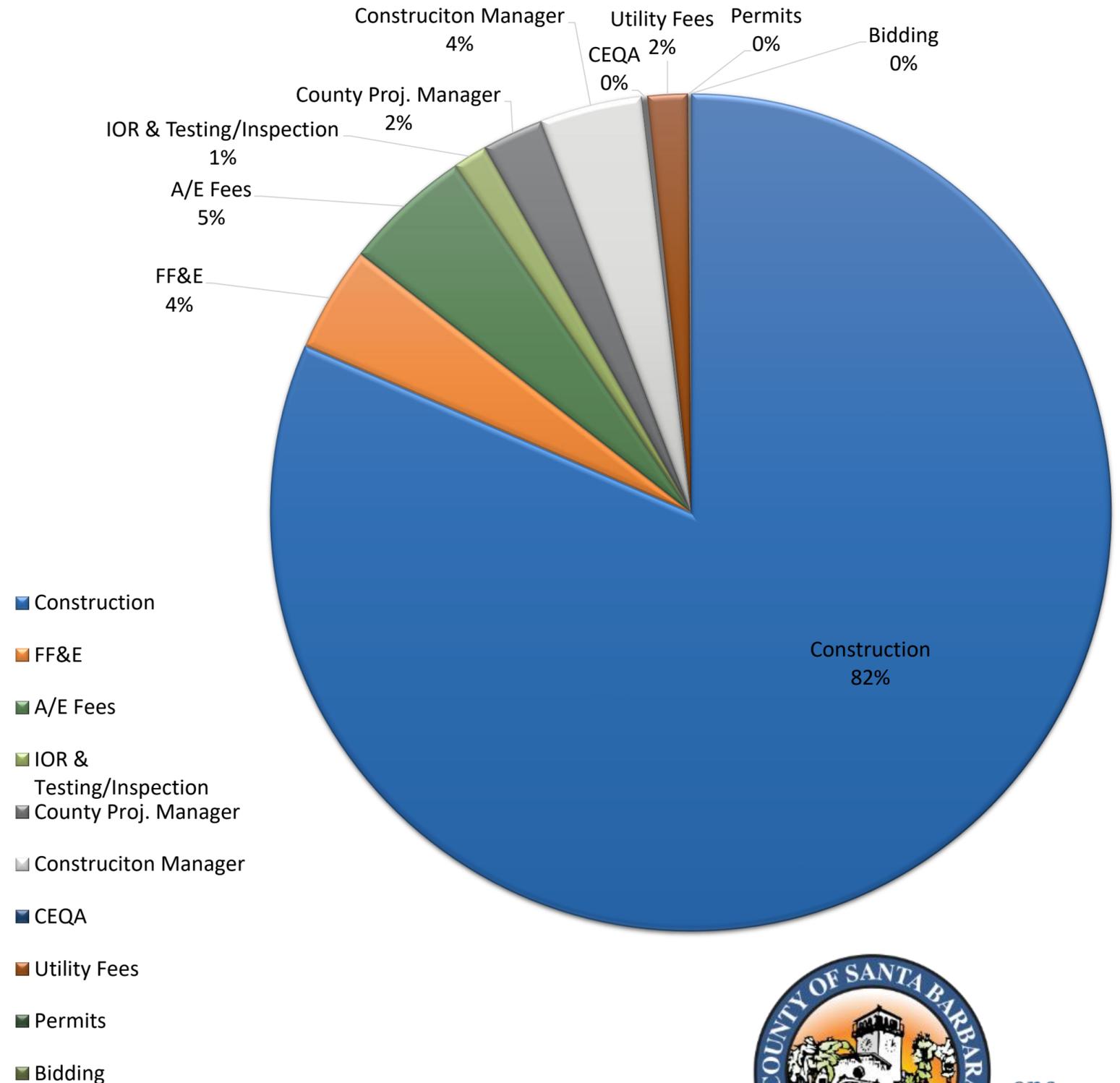
Project Costs

Hard Costs: \$47,532,324 86%
 – construction cost, contingencies, furniture, fixtures, equipment, utility install, escalation, etc.

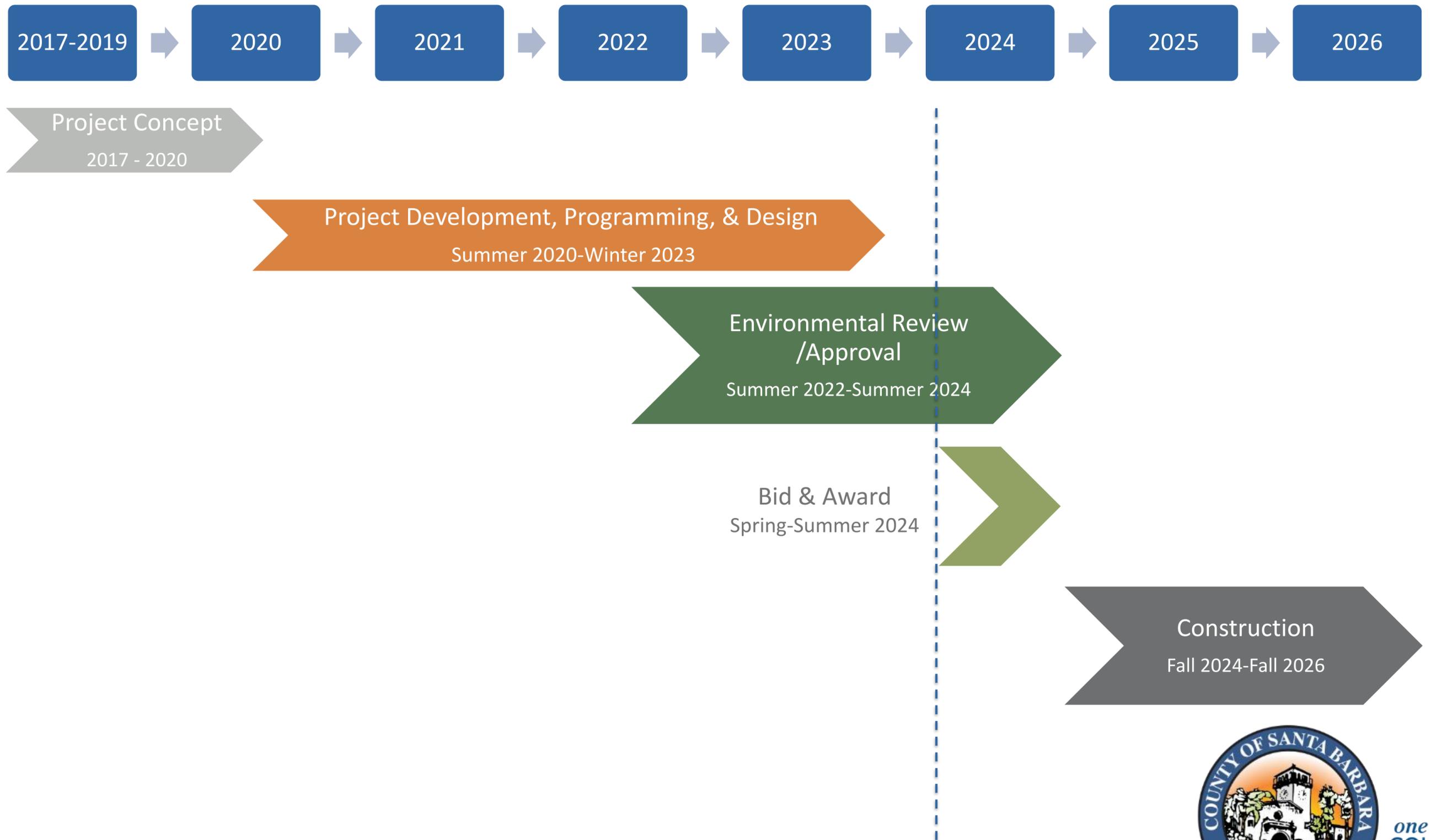
Soft Costs: \$ 7,696,748 14%
 – architecture, engineering, construction management, project management, plan check, testing and inspection, CEQA, utility connection fees, and contingencies

Total Project Cost:
 \$55,229,072 100% \$708.97/SFT

*Project Funding anticipated through Certificates of Participation (COP) and Probations Department



Project Schedule



Authorization to Proceed

- Authorize the Director of General Services to advertise for construction bids for the proposed Probation Headquarters Building Project.
- 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 to the environment.



Santa Barbara Probation Headquarters

Questions

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