



Project and Facilities Management Department

Consolidated Master Plan Briefing

**Creation of a new campus facility,
parking garage, and demolition
of multiple existing buildings**

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Luther Snoke, Chief Operating Officer
County Administrative Office



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www.SBCounty.gov



New Administrative Building

Approx. 307,000 SF

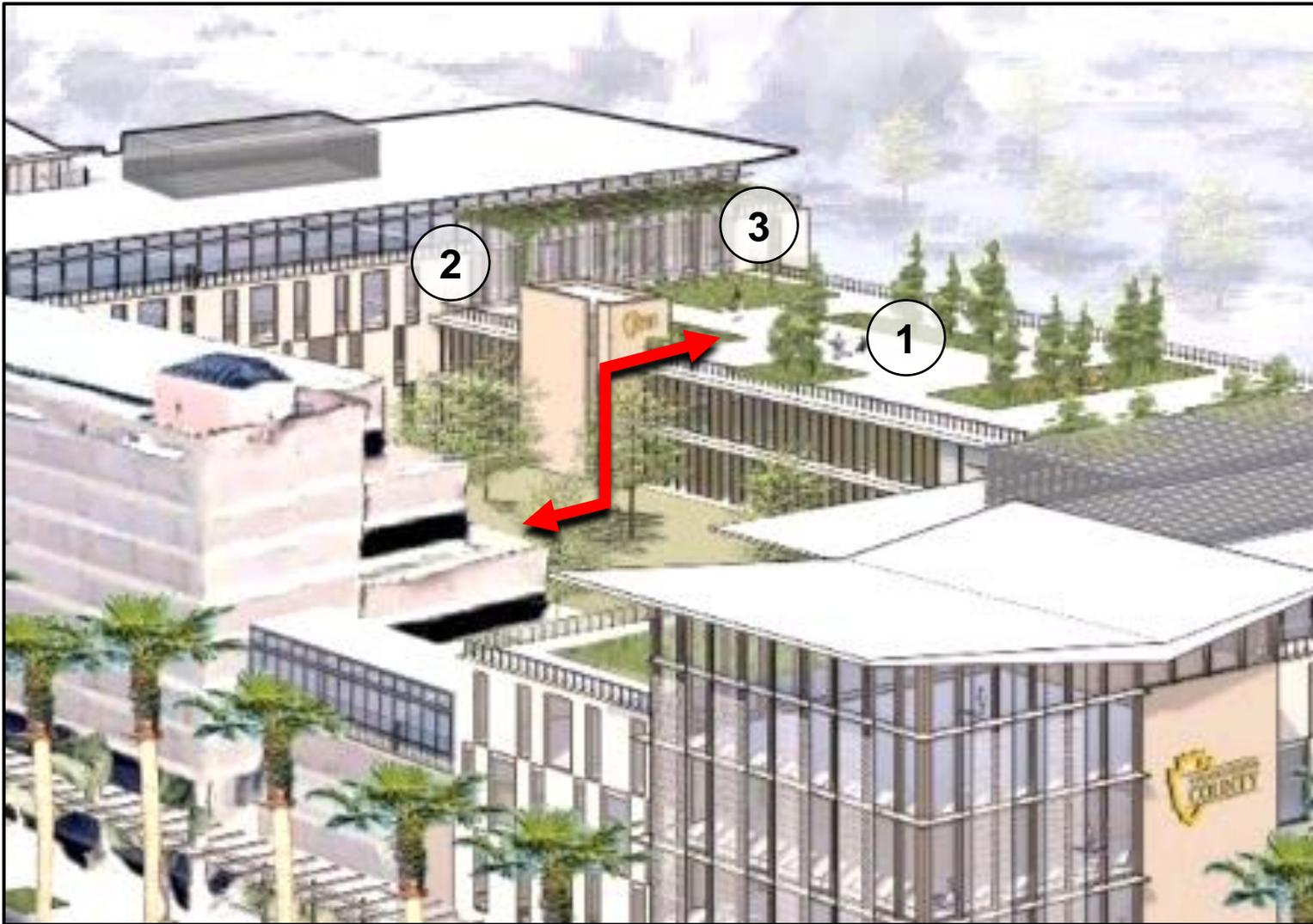
ADVANTAGES OF CONSOLIDATED MASTER PLAN

- Replace multiple 50+ year old buildings
- Create a campus environment by defining new secure courtyards, pedestrian linkages and shared spaces
- Bring departments together to increase collaboration
- Allow the public to conduct business more efficiently
- Less expensive than multiple building replacements
- Most efficient construction approach to mitigate operational disruption
- No interim departmental housing and associated tenant improvement costs

CONCEPT ONLY

*Artist representation to illustrate building massing
Subject to change during design process*





Promotion of Employee Health and Wellness

Efficient Design

- 1 Useable Roof Areas - Environmentally Sustainable with Secure Courtyard Access
- 2 Design to include maximization of windows and North-facing views
- 3 Conference Areas + Meeting Rooms including a Tech Center



CONCEPT ONLY

*Artist representation to illustrate building massing
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Focus on Security

Safety Integrated Into Design

- 1 Secure Access - Public and Staff entry to Building lobby
- 2 Link to existing building on upper level
- 3 State of the Art Security Features and Technology to protect Government Center Campus
- 4 Secure Underground Parking area



CONCEPT ONLY

*Artist representation to illustrate building massing
Subject to change during design process*

New Administrative Building Occupants:

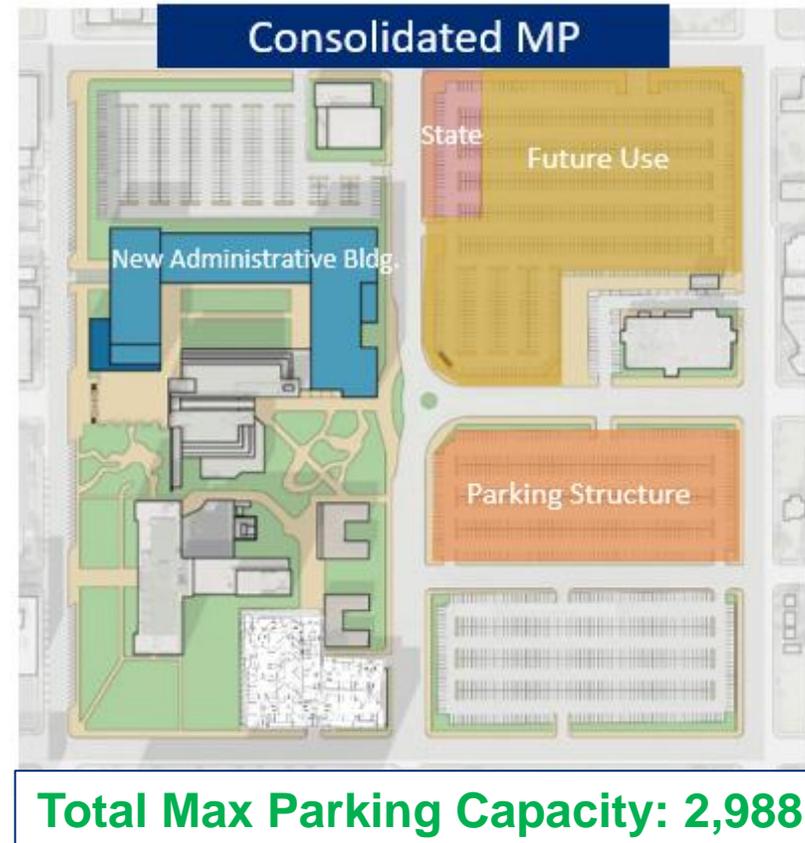
- Probation
- Public Works
- Human Resources
- Board of Supervisors
- County Administrative Office
- County Finance
- County Counsel
- Clerk of the Board

Occupants of Remodeled Existing/Adjacent County Government Center Space:

- Grand Jury
- Public Health
- Sheriff Court Services

Demolition of Multiple Aged County Buildings

Parking Supply Capacity



Program Additions Parking Count
w/ 4-story structure: **2,888**
Subterranean Parking Area: +100

Note: Parking counts do not include on-street parking spaces

Parking Supply vs. Demand

	Existing Conditions (stalls)	Consolidated Master Plan 4-Story Pkg (stalls)	
PARKING SUPPLY	2,186	2,988	
PARKING DEMAND	2,142	2,930	<i>Includes Technology Conference Center</i>
DELTA (SUPPLY – DEMAND)	44	58	
DELTA (5% DISCOUNT FOR EFFICIENCIES)		205	

* Does not include 81 on-street stalls

**Alternative option included reviewing 3-story parking structure, however parking supply was deficient by 250-400 stalls.

Summary Project Schedule

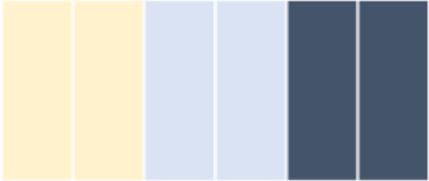
Consolidated Master Plan Milestones	2022	2023	2024	2025	2026	2027	2028	2029	2030
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KEY

- = Procurement
- = Design
- = Construction

STEP 1

PARKING STRUCTURE



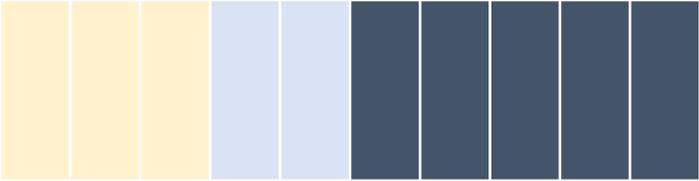
STEP 2

NEW CONSOLIDATED BUILDING



STEP 3

RENO, SITE WORK, AND PREP FOR ALT USE



Parking Structure as Step 1 and concurrent with new building design mitigates multiple year impact to public, staff, and court parking needs

- Prepare for a two-step RFQ/RFP process for Design/Build of the Parking Structure
- Engage Architectural team to finalize the space needs for the impacted departments into a complete Architectural Program for the Consolidated Master Plan
- Prepare package for solicitation of an Owner/Advisor two-step RFQ/RFP process for the Downtown Government Campus (Consolidated Master Plan & Parking Structure)
- Continue preparing structure of the two-step RFQ/RFP process for Progressive Design Build for the Consolidated Master Plan building