

Update on North County Office Building

Board of Directors
Santa Barbara County
Air Pollution Control District

Our Mission: To protect the people and the environment
of Santa Barbara County from the effects of air pollution.

Aeron Arlin Genet
Executive Director / APCO

Kristina Aguilar
Administrative Division Manager

March 16, 2023

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Background

- ▶ Started Process in Fiscal Year 2020-21
 - ▶ Healthy fund balance
 - ▶ returns on investments not performing
 - ▶ Included funds for purchase in FY 2020-21 budget
 - ▶ Worked with County Real Estate to locate an office building in north county
 - ▶ Board approved purchase of \$800,000 office building in June 2021 and the District closed escrow on the building in September of that year
 - ▶ Will eliminate approximately \$50,000 of rent expense annually

Details of Office Building

- ▶ Office building located at 1011 W. McCoy, Santa Maria
- ▶ 5,967 square feet
- ▶ Secured parking lot
- ▶ Included in the square footage is a 1,500 sq. ft. warehouse space that will be used as a lab



Design Phase and Demolition

▶ Design Phase:

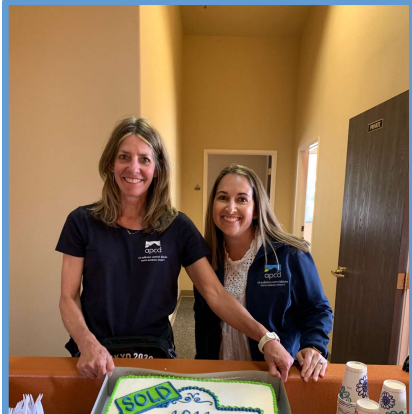
- ▶ Worked with Paul Poirer + Associates Architects for building design
- ▶ Submitted first round of plans to City of Santa Maria for plan check review and permit - October 10, 2022
- ▶ Received first round of comments from City of Santa Maria - December 12, 2022
- ▶ Comments have been addressed by architect and plans will be resubmitted to the City by the end of March 2023

▶ Demolition:

- ▶ Demo started June 2022 and was completed February 2023



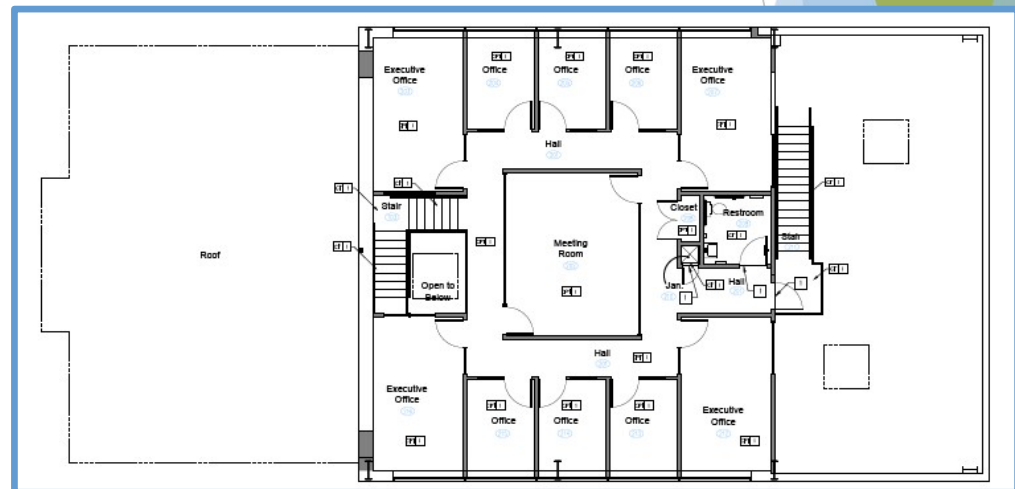
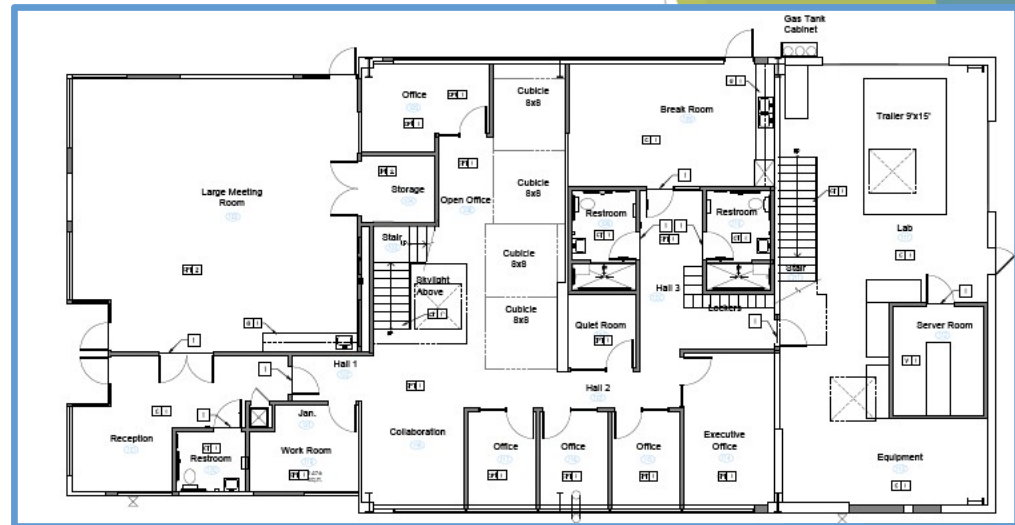
Demolition Pictures



Interior Design

- ▶ 2 floors of office space and 1 lab
- ▶ Fully functional server room
- ▶ Large meeting room
- ▶ Collaboration room
- ▶ Staff spaces
 - ▶ 5 executive offices
 - ▶ 10 offices
 - ▶ 4 cubicles
 - ▶ Conference room
 - ▶ Small meeting room
 - ▶ Break room
 - ▶ Restrooms with showers

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Next Steps

- ▶ **Work with County General Services to open Request for Proposals for Construction**
 - ▶ Scheduled to be posted by the end of March and remain open for 45 days
- ▶ **Receive Board Approval to award construction contract**
 - ▶ Anticipated to be brought to your Board in June 2023
- ▶ **Construction to start in July**
 - ▶ Construction is anticipated to take six to eight months
 - ▶ Anticipated construction costs \$1,800,000 - \$2,000,000
- ▶ **Anticipated move in date**
 - ▶ By end of FY 2023-24



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