

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: April 12, 2011 – Consent	AGENDA NO.:
SUBJECT: a. Approve a Professional Services Agreement with Mill Construction Company, Inc. to provide building performance evaluation services for the East and West Wing Buildings located at 240 Church Street, Salinas, CA in an amount not to exceed \$115,500 for a term through November 30, 2011; b. Authorize the Contracts/Purchasing Officer to execute the Professional Services Agreement and future amendments to this Agreement where the amendments do not exceed ten percent (10%) of the original Agreement amount and do not significantly alter the scope of work; c. Approve \$53,028 in prior year expenditure and estimated staff costs; and d. Authorize the allocation of funds in the amount of \$180,078 within Fund 404, Appropriation Unit RMA015.	
DEPARTMENT: RMA – Public Works	

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Approve a Professional Services Agreement with Mill Construction Company, Inc. to provide building performance evaluation services for the East and West Wing Buildings, located at 240 Church Street, Salinas, CA in an amount not to exceed \$115,500 for a term through November 30, 2011;
- b. Authorize the Contracts/Purchasing Officer to execute the Professional Services Agreement and future amendments to this Agreement where the amendments do not exceed ten percent (10%) of the original Agreement amount and do not significantly alter the scope of work;
- c. Approve \$53,028 in prior year expenditure and estimated staff costs; and
- d. Authorize the allocation of funds in the amount of \$180,078 within Fund 404, Appropriation Unit RMA015.

SUMMARY/DISCUSSION:

The Department of Public Works is in the process of evaluating the County facilities called the East and West Wing Buildings located in Salinas. The purpose of this evaluation is to understand the potential costs and challenges of re-occupying these buildings which were recently vacated in the fall of 2010. These facilities were built in 1936 and over the course of these many years have undergone numerous building system repairs and spatial changes which need to be evaluated. This Professional Services Agreement (PSA) will provide a performance evaluation on the building(s) envelope and environmental conditions and will include the structure, exterior skin, waterproofing, lighting, elevator, power distribution, plumbing, windows and doors along with the relationship to the interior air quality and heating system. This PSA's scope will seek the cause of existing conditions and associated problems and will include cost estimates for bringing the noted systems into good working order. Health, fire, building code, Americans with Disabilities Act (ADA) issues, seismic, hazardous abatement, and life safety issues will also be investigated and options for correction with associated costs will be determined. In addition to the physical evaluation of the buildings, preliminary architectural programming will be conducted to understand the extent of tenant improvements needed to support the operational functions for the District Attorney, Public Defender, the Public Defender in conjunction with the Sheriff and Department of Economic Development, or other potential tenants.

This project will consist of two phases. Phase I will include a performance evaluation on the building(s) envelope and environmental conditions as well as establishing the internal condition(s) of the buildings. Phase II will consist of cost estimating, developing alternative solutions, and implementation. The results from the Phase I will be assessed before moving on to Phase II.

Mill Construction Company, Inc. was selected to provide these services through a competitive selection process in accordance with County policies and State laws. Three proposals were solicited; two responded and the third declined to submit. Mill Construction Company, Inc. was selected on the basis of demonstrated competence and professional qualifications.

In the spring of 2010, a real-estate market study and needs analysis was conducted to determine if there were buildings that would meet the criteria of being within walking distance of the Court system and address spatial requirements of the District Attorney and/or Public Defender. These studies concluded there were no viable opportunities available as an alternative to the East and West Wing sites. A total of \$53,028 was expended at that time for the market study and needs analysis.

OTHER AGENCY INVOLVEMENT:

County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the PSA as to form and legality, fiscal, and insurance provisions, respectively.

FINANCING:

There is no financial impact to the General Fund. In June 2010, the Board of Supervisors, as part of the Recommended Budget for FY 2010-11, approved the Capital Improvement Program Five Year Plan 2010-11 through FY 2014-15 which included an earmark of \$1,000,000 for preservation of the East and West Wing Buildings while pursuing the use or reuse of these facilities. The requested allocation of \$180,078 includes the Mill Construction Company, Inc. PSA in the amount of \$115,500 plus a ten percent contingency of \$11,550 as well as prior expenditures of \$40,323 (\$21,310 in staff charges and \$19,013 in consultant fees) and estimated staff charges in the amount of \$12,705 totaling \$53,028.

Prepared by:

Approved by:

Judy Jeska (831) 755-8964
Architectural Services Manager (Interim)

Yazdan T. Emrani, M.S., P.E.
Director of Public Works

Dated: April 4, 2011

Attachments: Board Order; Professional Services Agreement; Project Budget; Location Map