

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-3

Urgent

Routine

AGENDA DATE July 29, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Issue a Request for Proposals for Real Estate/County Facility Asset Management Evaluation and Strategic Planning Services-Chief Executive Office

STAFF RECOMMENDATIONS:

1. Authorize the issuance of a Request for Proposals, for real estate asset/county facility asset management evaluation and strategic planning services.
2. Authorize the Chief Executive Office - Capital Projects Division to return to the Board of Supervisors with a recommendation to retain an expert team to assist the County in this effort.

FISCAL IMPACT:

The County has millions of square feet in owned and leased facilities and an overall evaluation and development of options for future use/or asset management, including sale of County properties is needed. The cost of expert consulting services will be determined as part of the Request for Proposals process. Funds are budgeted in the Plant Acquisition Budget for this effort. Staff will return to the Board for specific action to retain the expert services and the related budget action.

BOARD ACTION AS FOLLOWS:

No. 2008-551

On motion of Supervisor Grover, Seconded by Supervisor DeMartini
and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

Stanislaus County owns and leases a variety of facilities and properties in order to provide efficient government services to its citizens. These facilities include over 2.1 million square feet of occupiable County space, over 2.7 million total square feet, and span over 200 buildings. Stanislaus County occupies buildings that were constructed as early as 1932 and as recent as 2007.

In order to ensure the highest and best use of the County's real estate assets, the Chief Executive Office recommends that a Request for Proposals (RFP) be issued for the purpose of selecting an expert team to identify and evaluate the County's current use of properties versus the potential of all County-owned property, including a comparison of commercial and/or private development opportunities to the value of County-use and future property uses for County facilities.

This recommendation has been reviewed with the Board of Supervisors Capital Facilities Committee, comprised of Chairman Mayfield and Supervisor Grover who have concurred in these recommendations.

The Evaluation Team will look for the successful proposal to demonstrate the expert team's capacity to become familiar with County facilities, to identify the needs of the selected properties, and develop options future uses, including lease, build out, sale, rent, or acquisition of leased properties. In addition, the successful proposal will include recommendations to best maximize public use of property while ensuring best marketability. Components within the issued RFP will include the following:

- ◆ Develop a methodology to determine whether the County should build or lease to meet anticipated needs and provide options for meeting projected needs.
- ◆ Provide multiple options to the County to meet its projected needs with costs comparisons for each. This process should include proposers recommended option and implementation plan.
- ◆ Develop a methodology and implementation plan to periodically evaluate County-owned and leased property to determine if the property is under-utilized or surplus and recommend how to better use or dispose of the property.
- ◆ Create a comprehensive inventory of the existing statutory and regulatory authorities and current laws and processes that govern the acquisition, use, management, and disposal of County real property assets and make recommendations for reform, in priority order, that lowers cost and improves service delivery and asset management.

The successful proposal will demonstrate the ability of the expert team to deliver strategic planning and quantifiable results for real estate asset management of Stanislaus County. These results will be achieved as County staff spend valuable time with the selected vendor during the initial planning phase. The effort will analyze current market trends and conditions locally and nationally, issue potential value of

existing properties for either County use or liquidation, and evaluate alternative uses offering expanded market potential of properties available for liquidation.

Workshops, planning sessions and strategic planning efforts will be part of this overall effort to evaluate present and future uses and options for County properties and facilities.

POLICY ISSUES:

The Board of Supervisors is asked to determine if this recommendation meets the Board's Priority of Efficient delivery of government services.

STAFFING IMPACTS:

Existing County staff will be dedicated to this effort.