

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-6

Urgent ☐

Routine ☒

AGENDA DATE December 8, 2009

CEO Concurs with Recommendation YES ☒ NO ☐
(Information Attached)

4/5 Vote Required YES ☐ NO ☒

SUBJECT:

Approval to Amend the Contract for Professional Services with the Harley Ellis Devereaux Corporation for the Facility Programming and Planning Phase of the Sheriff-Coroner Facility

STAFF RECOMMENDATIONS:

1. Amend the contract for professional services with the Harley Ellis Devereaux Corporation for the facility programming and planning phase of the Sheriff-Coroner facility; and authorize the Project Manager to sign Amendment One to the agreement with the Harley Ellis Devereaux Corporation for the programming and planning phase of the Sheriff-Coroner facility for additional work not to exceed \$10,000.
2. Direct the Auditor-Controller to increase appropriations and revenue by \$10,000 for this effort as detailed in the attached Budget Journal form.

FISCAL IMPACT:

Previously, the Board of Supervisors approved a contract with the Harley Ellis Devereaux Corporation at a cost not to exceed \$75,000 for the facility programming and planning phase for the Sheriff-Coroner facility. This recommendation was consistent with the updated Public Safety Center Needs Assessment and Master Plan approved by the Board on June 26, 2007. The Master Plan suggested that the total estimated cost to design and construct a new facility was \$5.6 million.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2009-801

On motion of Supervisor Chiesa, Seconded by Supervisor Grover

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

FISCAL IMPACT: (Continued)

Given the current economy and budget restrictions, staff recommends additional work to be conducted in order to complete the planning work, to consider the possible use of an existing County facility as a future option. Staff from the Chief Executive Office, Capital Projects, and the Sheriff-Coroner's office conducted a site visit of the Medical Arts Building (MAB) in downtown Modesto. The MAB, which is vacant, has 17,500 square feet on the first and second floors of the building, with an additional 13,000 square feet of underground basement/parking garage. When it was fully operational, the MAB provided Dental, Pediatrics, Women's Health and High Risk Obstetrics programs to the residents of Stanislaus County.

Following the site visit, staff determined the MAB may have the potential for reuse however, in order to more effectively evaluate the potential of a re-use option, a re-evaluation of the planned program information and break down of future growth is needed.

At this time, the Chief Executive Office is returning to the Board to seek approval to amend the contract for professional services for the facility programming and planning phase with the Harley Ellis Devereaux Corporation for programming services at a cost no greater than \$10,000 in order to evaluate reuse of the Medical Arts Building for possible future re-use for the Coroner's office. The planning effort is completely funded by Public Facility Fees (PFF) approved by the PFF Committee on May 15, 2008, with an amount not to exceed \$175,000.

DISCUSSION:

On June 26, 2007, the Board of Supervisors accepted the updated Public Safety Center Jail Needs Assessment and Public Safety Services Master Plan, and authorized the staff to develop an overall implementation strategy which included the development of phasing options, funding options, and professional programming services. In addition to evaluating jail needs, the planning effort included evaluating the need to replace the Sheriff Coroner's Facility.

The Sheriff-Coroner has the responsibility of investigating deaths for reasons such as unknown cause of death, no known medical provider, criminal acts and others as directed by Government and Health-Safety codes. Furthermore, the Sheriff shall provide storage for decedents with no known family and for funeral homes when necessary because of lack of capacity at local mortuaries.

The Sheriff-Coroner facility, located at the remaining portion of County Center III, located on Oakdale Road, in Modesto, was constructed in 1978. The current facility space, equipment, and storage needs have not kept pace with current or future demands and volume of the death investigations conducted at the facility. The building

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exterior is in disrepair and needs to be painted; the building needs a new roof, and the parking lot needs to be resurfaced.

On June 26, 2007, the Board of Supervisors accepted the updated Public Safety Center Jail Needs Assessment and Public Safety Services Master Plan prepared by TRG Consulting. One of the recommendations is to construct a new Coroner's facility at the County's Public Safety Center, adjacent to other Sheriff's facilities and operations.

On August 26, 2008, the Board to approved proceeding with the facility programming and planning phase for a new Coroner's facility by awarding a contract to the Harley Ellis Devereaux Corporation for programming services at a cost not to exceed \$75,000. Harley Ellis Devereaux has completed the original Programming and Master Planning phase. With the change in economic conditions and budget downturns, staff has discussed any other options that might be considered to provide for a new Coroner's facility as a possible alternative to construction of a new facility. In order to determine if there are any feasible alternatives it is appropriate to evaluate the re-use of an existing county facility based on the specific program and space needs to meet the requirements of the Coroner's office. This additional effort, which can be funded within the existing and approved planning project budget, may result in alternatives for future consideration. The result of the original planning effort and this work will then be presented to the Board of Supervisors for consideration.

At this time, the Chief Executive Office is returning to the Board to seek approval to amend the contract for professional services for the facility programming and planning phase with the Harley Ellis Devereaux Corporation for programming services at a cost no greater than \$10,000 in order to more effectively evaluate reuse of the Medical Arts Building to project the needs of the Coroner for today, 5 years, 10 years, 15 years and 20 years (2030). With the Board's approval of this amendment, the total cost of the programming phase will increase from the original estimate of \$135,000 to \$145,000. The project is completely funded by Public Facility Fees (PFF) approved by the PFF Committee on May 15, 2008, with an amount not to exceed \$175,000.

POLICY ISSUES:

Approval of this plan promotes the Board's Priority of *A safe community*. Approval of this action will facilitate *Efficient delivery of public services* and making the most efficient use of County resources to protect the community.

STAFFING IMPACT:

A project team has been established with staff from the Chief Executive Office and the Sheriff's Department who will work together to move this project forward toward completion. Existing Capital Projects staff and Construction Management will focus on this effort.

Database
Set of Books

FMSDBPRD.CO.STANISLAUS.CA.US.PROD
County of Stanislaus

Balance Type	Budget
Category	* List - Text Budget - Upload
Source	* List - Text
Currency	* List - Text USD
Budget Name	List - Text LEGAL BUDGET
Batch Name	Text
Journal Name	Text CEO ML
Journal Description	Text Progr: P
Journal Reference	Text
Organization	List - Text Stanislaus Budget Org

[illegible]**Totals:**

10000

10000

Explanation: Increase contract with Harley Ellis Devereaux for additional contract services for programming. Transfer in PFF into Project budget

Requesting Department		CEO	Data Entry	Auditors Office Only	
Mark E. Loeser					
Signature	Signature		Keyed by	Prepared By	Approved By
Nov 30, 2009	12/3/09				11/30/09
Date	Date		Date	Date	Date

AGREEMENT BETWEEN THE COUNTY OF STANISLAUS
AND HARLEY ELLIS DEVEREAUX DBA CRIME LAB DESIGN
FOR THE PROGRAMMING FOR THE CORONER'S OFFICE / PUBLIC
ADMINISTRATION

AMENDMENT NO. 1

The Agreement between the **County of Stanislaus** ("County") and **Harley Ellis Devereaux dba Crime Lab Design**, ("Consultant"), for the **Programming** for the **Coroner's Office / Public Administration** dated on August 26, 2008 (collectively, the "Agreement") is hereby amended as follows:

CONTRACT

2. Compensation

Paragraph 2.1 The total compensation is changed from a **LUMP SUM BASIS NOT TO EXCEED Seventy Five Thousand and no/100 (\$75,000) Dollars** to **LUMP SUM BASIS NOT TO EXCEED Eighty Five Thousand and no/100 (\$85,000) Dollars**.

APPENDIX A SCOPE OF SERVICES

Add Paragraph 12. *Re evaluate the existing program information.* In order to more effectively evaluate the efficacy of the Medical Arts Building, re-evaluate the existing program information and break down future growth into planning horizons. These planning horizons should be current need (a "right sizing" of today's need based upon current staffing and caseload) and expansion needs of subsequent 5, 10, 15, and 20 year increments.

APPENDIX B – SCHEDULE

The work described by this amendment must be completed within 30 Calendar Days of the Notice to Proceed.

APPENDIX C– COMPENSATION

Paragraph 1. Change paragraph 1 to read "The total compensation to the Consultant shall not exceed Eighty Five Thousand and no/100 Dollars (\$85,000).

IN WITNESS WHEREOF, the parties have executed this Amendment on the day and year first herein above written.

COUNTY OF STANISLAUS	Harley Ellis Devereaux Corporation
By: <u>Patricia Hill Thomas</u> Patricia Hill Thomas Chief Operations Officer/ Assistant Executive Officer	By: <u>[Signature]</u> "Consultant"
APPROVED AS TO FORM:	
By: <u>John P. Doering</u> John P. Doering, County Counsel	