

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

DEPT: Chief Executive Office

BOARD AGENDA # B-5

Urgent  Routine  *Prot*

AGENDA DATE April 1, 2014

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17th Street in

STAFF RECOMMENDATIONS:

1. Approval to re-locate the Sheriff's Coroner's Office to a vacant County building adjacent to the existing Sheriff's Coroner's Office at County Center III located at Oakdale and Scenic Roads in Modesto.
2. Authorize the Project Manager to negotiate and execute an Agreement with Pacific Design and Associates of Modesto, California for the final design for the re-use of the former Remote Postal Encoding Center at County Center III; and authority to amend the contract for up to \$20,000 beyond final negotiated base amount for final design efforts funded by existing appropriations in the Capital Project fund.

Continued on Page 2

FISCAL IMPACT:

On December 13, 2011, the Board of Supervisors approved the re-use of the former Medical Arts Building as the new permanent location of the Sheriff-Coroner Facility and the Financing Plan for replacement of the Coroners Facility including the commitment of \$6.2 million financed through an internal borrowing from the County's 2006 Tobacco Endowment Fund. On November 13, 2012, the Board of Supervisors approved the full Project budget totaling \$5,155,918 to retrofit the Medical Arts Building located at 700 17<sup>th</sup> Street in downtown Modesto to make the recommended tenant improvements for the design-build construction of a new facility.

Continued on Page 2

BOARD ACTION AS FOLLOWS:

No. 2014-149

On motion of Supervisor O'Brien, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:

*Christine Ferraro*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in Modesto and Related Actions

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**STAFF RECOMMENDATIONS: (Continued)**

3. Direct the Auditor-Controller to decrease Fixed Asset appropriations and to increase Services and Supplies appropriations as outlined in the attached budget journal form.
4. Authorize the Project Manager to pre-qualify the original seven Contractors previously approved to be granted pre-qualification status for this design-bid-build effort:
  - F&H Construction of Lodi, California,
  - Soltek Pacific Construction of San Diego, California,
  - lolman Construction Services of Turlock, California,
  - Roebbelen Construction of El Dorado Hills, California,
  - Ascent Builders Incorporated of Sacramento, California,
  - Diede Construction Inc. of Woodbridge, California, and
  - Acme Construction Company, Inc. of Modesto, California.
5. And, Authorize the Project Manager to issue a Request for Qualifications Statements Process (RFSOQ) for other interested General Contractors to bid this Project.
6. Authorize the Project Manager to initiate the disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in downtown Modesto; and return to the Board of Supervisors to recommend the next steps for the disposition of the building.
7. Direct Staff to identify options for future Video Visitation and medical records functions.

**FISCAL IMPACT: (Continued)**

County's 2006 Tobacco Endowment Fund. On November 13, 2012, the Board of Supervisors approved the full Project budget totaling \$5,155,918 to retrofit the Medical Arts Building located at 700 17<sup>th</sup> Street in downtown Modesto to make the recommended tenant improvements for the design-build construction of a new facility.

The Project Manager issued a Request for Proposals. All design build proposals for the re-use of the former Medical Arts Building received on May 22, 2013 exceeded the construction estimate and the project's design-build construction budget.

On July 16, 2013, the Board of Supervisors authorized the Project Manager to reject all Proposals received for the design-build construction of the Sheriff-Coroner Public

Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in Modesto and Related Actions

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Administration Facility, Video Visitation, and Medical Records Project at 700 17<sup>th</sup> Street, Modesto, and directed the Project Manager to identify future options for the Project, including cost savings to bring the project within the project budget, redesign elements of the project where necessary, and consider all other options and return to the Board of Supervisors with a recommended plan to meet these facility needs.

Since that time, staff has evaluated various options including re-use options of the vacant space at CC III, adjacent to the existing Sheriff's Coroner's Facility. Today's recommendation is to re-use this vacant adjacent County facility. There are several favorable factors associated with the site which is outlined in more detail in the Discussion section of this staff report below. The total estimated revised project budget is \$5.9 million based on preliminary estimates performed by independent estimators.

The project will be funded by existing remaining appropriations in the Coroner Capital Project fund totaling \$4.5 million, \$800,000 from bid savings from the Juvenile Hall Roof/HVAC Project, and approximately \$600,000 in insurance proceeds from the Honor Farm Replacement Project, if needed. Once construction bids are received, staff will return to the Board for approval to establish the full project. The recommended revised financing strategy includes a significant contingency to ensure the delivery of this project. Any funds not needed to deliver the project will be returned to the General Fund. Selection of this option for relocation of the Coroner is expected to be accomplished within budgeted funds without any debt.

Additionally, it is recommended to authorize the Project Manager to negotiate and finalize an Agreement with Pacific Design and Associates of Modesto, California for the final design, including the authority to amend the contract up to \$20,000 beyond the final negotiated base amount for final design efforts. The architect will only be compensated for the new work required in this re-use, a majority of which is primarily related to a change from the design-build to design-bid-build procurement delivery strategy. It is recommended the County continue to contract with Pacific Design and Associates because they were selected originally in a competitive process and awarded the professional architectural services contract. The current team has the best understanding and knowledge of the Coroner's needs, and hiring a new team would cost the project valuable time to develop new construction design documents. Much of the design work that has already been completed by Pacific Design and Associates for the Medical Arts building can be re-used at the new site. Furthermore, time is of the essence, there continues to be an urgent need to commence replacement of the existing Coroner's Facility; delays resulting from competitive solicitation and delays resulting from other methods of solicitation are not bearable as the project must progress in advance of new code changes, which would significantly increase the estimated cost of this building re-purposing effort.

Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in Modesto and Related Actions

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Given these factors, staff recommends the Board of Supervisors authorize the Project Manager to negotiate and finalize an Agreement with Pacific Design and Associates to continue the work and finish the design documents for bidding and construction at the new site.

The Board of Supervisors' Capital Facilities Committee including Supervisors O'Brien and Monteith reviewed and concur with staff's recommendation to re-locate the Sheriff's Coroner's Office to a vacant County building adjacent to the existing Sheriff's Coroner's Office at County Center III located at Oakdale and Scenic Roads in Modesto.

As the project progresses, all major project decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review and approval.

#### **DISCUSSION:**

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 County Center III, 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. A new, modern and larger Sheriff-Coroner facility is urgently needed to replace the existing facility which has outlived its useful service life.

#### **Background**

- 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. One of the recommendations in the Master Plan was to construct a new Coroner's facility at the County's Public Safety Center, adjacent to other Sheriff's facilities and operations.

Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in Modesto and Related Actions

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- On August 26, 2008, the Board of Supervisors approved a contract with the Harley Ellis Devereaux Corporation for the facility programming and planning phase for the Sheriff-Coroner facility. A subsequent amendment was approved by the Board of Supervisors engaging Harley Ellis Devereaux Corporation to evaluate the potential use of the vacant Medical Arts Building to be retrofitted for the Coroner-Public Administrator functions. The programming was the first step in a process leading to expansion of the existing Coroner Facility. Additional analysis completed by Harley Ellis Devereaux Corporation concluded that the re-use of the former Medical Arts Building and relocation of Coroner functions to the facility was feasible.
- On December 13, 2011, the Board of Supervisors approved the re-use of the former Medical Arts Building as the new permanent location of the Sheriff's Coroners Facility. The proposed project included re-use and retrofit of 20,000 usable square feet. The proposed re-use of the Medical Arts Building also included the Sheriff's Detention Public Video Visitation Center as well as Medical Records for the Health Services Agency.
- On April 3, 2012, the Board of Supervisors authorized the Project Manager to execute a contract for professional architectural design services for the bridging design phase for re-use of the former Medical Arts Building to provide for the Coroner Public Administration Facility, Video Visitation, and Medical Records Project to Pacific Design Associates, Inc. of Modesto, California.
- On March 26, 2013, the Board of Supervisors approved the final bridging design for the design-build construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project.
- On May 22, 2013, four proposals were received from pre-qualified Design-Build General Contractor teams, all of which exceeded the project budget. In July 2013, the Board of Supervisors authorized the Project Manager to reject all bids and to evaluate future options for the Coroner's Facility.

#### Next Recommended Steps

The next critical steps for the project recommend that the Board of Supervisors approve six additional key actions that will ensure the project proceeds including the following:

***Approval to re-locate the Sheriff's Coroner's Office to a vacant County building adjacent to the existing Sheriff's Coroner's Office at County Center III located at Oakdale and Scenic Roads in Modesto.***

Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in Modesto and Related Actions

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Staff has worked extensively to evaluate several options for this important County function which is primarily a General Fund obligation. The initial options that were evaluated by staff included the following options:

- Continued Re-use of the former Medical Arts Building which would require significant redesign and structural consideration using the design-build procurement strategy;
- Acquiring/re-use of existing commercial/industrial vacant space; and
- New design-build construction at the Public Safety Center site.

Earlier in 2014, staff outlined each of these options for the Board of Supervisors' Capital Facilities Committee, (Supervisors O'Brien and Monteith). At that time, the Board's Capital Facilities Committee suggested staff evaluate an option to re-locate the Sheriff's Coroner's Office to a vacant a County building adjacent to the existing Sheriff's Coroner's Office at County Center III located at Oakdale and Scenic Roads in Modesto and return to the Board of Supervisors' Capital Facilities Committee with an update once the analysis had been completed.

Since that time, staff has evaluated re-use options of the vacant space at CC III. There are several favorable factors associated with the site which is outlined in more detail in the Discussion section of this staff report below.

- Contains 25,720 of gross square footage (GSF) space (large enough for the full build out and years of future expansion for the Sheriff-Coroner functions);
- Single story construction;
- No significant structural modifications required for re-use at the vacant building,
- Excellent site access;
- Existing utilities;
- Adequate parking available; and
- Adjacent to the existing Sheriff-Coroner facility.

On March 25, 2014, staff returned to the Board of Supervisor's Capital Facilities Committee with an update and recommendations to proceed with the Coroner Facility Project. Based on the extensive analysis completed by staff, re-use of the vacant County building adjacent to the existing Coroner's Facility County Center III is the lowest cost option evaluated for a new Sheriff-Coroner Facility.

At this time, it is recommended that the Board of Supervisors authorize staff to re-locate the Sheriff's Coroner's Office to a vacant County building adjacent to the existing Sheriff's Coroner's Office at County Center III located at Oakdale and Scenic Roads in Modesto for a new Sheriff's Coroner Facility.

Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in Modesto and Related Actions

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***Authorize the Project Manager to issue a Request for Qualifications Statements Process (RFSOQ) for any additionally interested General Contractors to bid this Project.***

This action will allow the Project Manager to issue a RFSOQ for the construction to re-locate the Sheriff's Coroner's Office to a vacant County building adjacent to the existing Sheriff's Coroner's Office at County Center III located at Oakdale and Scenic Roads in Modesto.

***Authorize the Project Manager to pre-qualify the original seven Contractors previously approved to be granted pre-qualification status for this design-bid-build effort.***

This action will allow the Project Manager to pre-qualify the original Board of Supervisors seven pre-qualified contractors:

- F&H Construction of Lodi, California,
- Soltek Pacific Construction of San Diego, California,
- lolman Construction Services of Turlock, California,
- Roebbelen Construction of El Dorado Hills, California,
- Ascent Builders Incorporated of Sacramento, California,
- Diede Construction Inc. of Woodbridge, California, and
- Acme Construction Company, Inc. of Modesto, California.

***Authorize the Project Manager to initiate the disposition of the former Medical Arts Building at 700 17th Street in downtown Modesto; and return to the Board of Supervisors to recommend the next steps for the disposition of the building.***

If the Board of Supervisors approves the re-use of the vacant County building at County Center III, the former Medical Arts Building at 700 17<sup>th</sup> Street is no longer needed for County purposes. The County-owned property located at 700 17th Street in Modesto that is recommended as surplus consists of a two-story building structure of approximately of 37,463 gross square feet. The first and second floors have 12,079 square feet and 12,120 square feet respectively for a total net rental area of 17,782 square feet. In addition the building has a basement for storage and underneath parking of 13,264 square feet. Across the street from the building structure the property includes 71 parking spaces located on three (3) parcels that are paved and striped.

This building had previously been used for years by the County's Health Services Agency as an outpatient clinic, and has remained vacant since 2005. The Board of Supervisors previously approved the re-use of the building for the design-build

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construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project with a total project budget established at \$5.1 million. However, given the extensive structural work required and the cost associated with the re-use of the facility, staff recommends the Board of Supervisors authorize the Project Manager to authorize the Project Manager to initiate the disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in downtown Modesto; and return to the Board of Supervisors to recommend the next steps for the disposition of the building.

A very complex process is required to sell surplus County property. State law allows a County to sell, lease or contract for the management of public property. Whenever the Board of Supervisors determines that real property belonging to the County is no longer necessary for County purposes, the Board of Supervisors may declare the property surplus and sell the property in the manner set forth in County Ordinance. Staff will return to the Board of Supervisors to recommend the next steps to surplus the building.

***Direct Staff to identify options for Video Visitation functions including 801 11<sup>th</sup> Street.***

The physical space for the public-access portion of the Video Visitation process was previously planned to be located on the first floor of the MAB building by removing existing offices and minimal improvements to accommodate a new Video Visitation Center. The plan to re-use the former Remote Postal Encoding Center at CC III will not include Video Visitation. At this time, the Board of Supervisors is recommended to direct staff to identify options for Video Visitation functions including 801 11<sup>th</sup> Street in downtown Modesto. Staff will return to the Board of Supervisors to recommend the next steps for Video Visitation functions.

***Direct Staff to identify options for the location for the Health Services Agency Medical Records Unit upon sale of the Medical Arts Building.***

The physical space for the Medical Records Unit was previously planned to be located in the basement of the MAB building. At this time, the Board of Supervisors is recommended to direct staff to identify options for Medical Records Unit functions. Staff will return to the Board of Supervisors to recommend the next steps for Video Visitation functions. Staff will return to the Board of Supervisors to recommend the next steps for Medical Records Unit functions.

#### Schedule

An aggressive schedule is needed to move this project forward in advance of the AB 900 and SB 1022 Jail Expansion Projects that are in various stages of planning and



Approval to Re-locate the Sheriff's Coroner's Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner's Office at County Center III (Oakdale and Scenic Roads in Modesto); Authorize the Project Manager to Negotiate and Finalize an Agreement with Pacific Design of Modesto, for the Final Design Bid Build Design; and Approval to Initiate the Disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in Modesto and Related Actions

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construction. Plans and specifications are scheduled to be reviewed and approved by the Board of Supervisors in June 2014, and submitted for building permit review in advance of the July 1, 2014. In late Fall 2014, it is anticipated a construction contract will be awarded to the lowest responsible bidder, with construction completion and occupation scheduled for Summer 2015.

**POLICY ISSUES:**

Approval of this plan promotes the Board's priorities of A Safe Community and Efficient Delivery of Public Services by making the most efficient use of County resources to protect the community.

**STAFFING IMPACTS:**

At construction completion, it is anticipated the current existing Sheriff-Coroner staff will maintain existing levels of service in the renovated building. During the programming phase, Harley Ellis Devereaux Corporation evaluated future growth and "right sizing" of today's need based on current staffing and caseload. The study included an analysis of projected staffing needs through 2030. The facility will be designed in such a way that growth in Sheriff-Coroner staffing can be accomplished over time.

**CONTACT PERSON:**

Patricia Hill Thomas, Chief Operations Officer. Telephone: 209-525-6333



# Approval to Re-locate the Sheriff's Coroner Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner Office at County Center III and Related Actions

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Stanislaus County Board of Supervisors  
Agenda Item B-5, April 1, 2014





Adam Christianson  
Sheriff-Coroner

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Patricia Hill Thomas

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Chief Operations Officer-Project Manager

# Today's Actions

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- Approval to re-locate the Sheriff's Coroner Office to a vacant County building adjacent to existing Sheriff's Coroners Office.
- Authorize the Project Manager to negotiate and finalize an Agreement for the final bid-build-design.
- Approval to initiate the disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in downtown Modesto.

# Project Overview

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- The Board of Supervisors *previously* approved the re-use of the former Medical Arts Building (MAB) at 700 17<sup>th</sup> Street in downtown Modesto for replacement of the Coroners Facility.
- The Financing Plan for replacement of the Coroners Facility included the commitment of \$6.2 million financed through an internal borrowing from the 2006 Tobacco Endowment Fund.
- The full project budget totaling \$5.1 million to retrofit the MAB was established on November 13, 2012 to make the recommended tenant improvements for the design-build construction of a new facility.

# Background

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- The Project Manager issued a Request for Proposals (RFP) for the design-build construction of the Medical Arts Building and seven contractors were deemed pre-qualified March 26, 2013.
- All proposals that were received significantly *exceeded* the construction estimate and the project's construction budget on May 22, 2013.



# Background

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- The Board of Supervisors authorized the Project Manager to reject all bids on July 16, 2013 for the design-build construction of the Sheriff-Coroner Public Administration facility, Video Visitation, and Medical Records Project at 700 17<sup>th</sup> Street in downtown Modesto.
- The Board of Supervisors directed staff to identify future options for the Project including cost savings to bring the project within budget, redesign elements, to consider all other options, and to return with a recommended plan to meet those facility needs.

# Evaluation of Site Options

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- Staff has worked extensively to evaluate several options including the following:
  - Continued Re-use of the former Medical Arts Building which would require significant redesign and structural consideration using the design-build procurement strategy and scope reduction;
  - Acquiring/re-use of existing commercial/industrial vacant space; and
  - New design-build construction at the Public Safety Center site.

# Board of Supervisors' Capital Facilities Committee Review of Options

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- Earlier in 2014, staff outlined each of these options for the Board of Supervisors' Capital Facilities Committee, (Supervisors O'Brien and Monteith).
- The Board of Supervisors' Capital Facilities Committee suggested staff evaluate an option to re-locate the Sheriff's Coroner's Office to a vacant a County building adjacent to the existing Sheriff's Coroner's Office at County Center III, and return to the Committee with an update once the analysis had been completed.

# Re-Use of County Center III

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- Staff returned to the Board of Supervisors' Capital Facilities Committee with an update and recommendations to proceed with the Coroner Facility Project on March 25, 2014.
- Based on the extensive analysis completed by staff, re-use of the vacant County building adjacent to the existing Coroners Facility at County Center III is the ***lowest cost option*** evaluated for a new Sheriff-Coroner Facility.

# County Center III Site Map



# Re-Use of County Center III

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- There are several favorable factors associated with the site including the following:
  - It is adjacent to the existing Coroners Facility
  - Contains 25,720 of gross square footage (GSF) space (large enough for the full build out and years of future expansion for the Sheriff-Coroner functions);
  - Single story construction;
  - No significant structural modifications required for re-use at the vacant building,
  - Excellent site access;
  - Existing utilities; and
  - Adequate parking available.

# Floor Plan



# Sheriff-Coroner Procurement Strategy

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- The total estimated revised project budget is \$5.9 million based on preliminary estimates recently performed by independent estimator. The Project would be funded by the following:
  - Existing remaining appropriations in the Coroner Capital Project fund totaling \$4.5 million;
  - \$800,000 from bid savings from the Juvenile Hall Roof/HVAC Project, and
  - If additional funds are needed beyond the current estimate, approximately \$600,000 in insurance proceeds from the Honor Farm Replacement Project, if needed.



# Sheriff-Coroner Procurement Strategy

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- Once construction bids are received, staff will return to the Board for approval to establish the full project.
- The recommended revised financing strategy includes a *significant contingency* to ensure the delivery of this project. Any funds not needed to deliver the project will not be used.
- The Project is anticipated to be accomplished within budgeted funds without any additional debt.

# Next Steps-Final Bid-Build Design

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- It is recommended to authorize the Project Manager to negotiate and finalize an Agreement with Pacific Design and Associates of Modesto, California for the final design, including the authority to amend the contract up to \$20,000 beyond the final negotiated base amount for final design efforts.
- The architect will only be compensated for the new work required in this re-use, a majority of which is primarily related to a change from the design-build to design-bid-build procurement delivery strategy.

# Next Steps-Final Bid-Build Design

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- It is recommended the County continue to contract with Pacific Design and Associates because they were selected originally in a competitive process and awarded the professional architectural services contract.
- The current team has the best understanding and knowledge of the Coroner's needs, and hiring a new team would cost the project valuable time and expense to develop new construction design documents.

# Next Steps-Final Bid-Build Design

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- Much of the design work that has already been completed by Pacific Design and Associates for the Medical Arts building can be re-used at the new site.

# **Next Steps- Issue Request for Qualification Statements Process (RFISOQ)**

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- In order to move quickly and ensure no uncertainty with the construction requirements, a change to the Design Bid Build approach is recommended.
- The Project Manager will issue Request for Qualifications Statements for additionally interested General Contractors.

# Next Steps-Pre-Qualify Original Seven Contractors

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- This action will allow the Project Manager to pre-qualify the original Board of Supervisors seven pre-qualified contractors:
  - F&H Construction of Lodi, California,
  - Soltek Pacific Construction of San Diego, California,
  - Iomlan Construction Services of Turlock, California,
  - Roebbelen Construction of El Dorado Hills, California,
  - Ascent Builders Incorporated of Sacramento, California,
  - Diede Construction Inc. of Woodbridge, California, and
  - Acme Construction Company, Inc. of Modesto, California.

# Next Steps-Initiate the Disposition of the Former Medical Arts Building

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- This building had previously been used for years by the County's Health Services Agency as an outpatient clinic, and has remained vacant.
- The Board of Supervisors previously approved the re-use of the building for the design-build construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project with a total project budget established at \$5.1 million.

# Next Steps-Initiate the Disposition of the Former Medical Arts Building

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- The MAB is no longer needed for County purposes and should be subject to surplus, sale or lease.
- It is recommended that the Board of Supervisors authorize the Project Manager to initiate the disposition of the former Medical Arts Building at 700 17th Street in downtown Modesto; and return to the Board of Supervisors to recommend the next steps for the final disposition of the building.



# Next Steps-Initiate the Disposition of the Former Medical Arts Building

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# Next Steps-Identify Options for Video Visitation

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- The physical space for the public-access portion of the Video Visitation process was previously planned to be located on the first floor of the MAB. The plan to re-use the former Remote Postal Encoding Center at CC III will not include Video Visitation.
- The Board of Supervisors is recommended to direct staff to identify options for Video Visitation functions and return to the Board with a recommended plan concurrent with the Public Safety Center Expansion Project.

# Next Steps-Identify Options for Medical Records

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- The physical space for the Medical Records Unit was previously planned to be located in the basement of the MAB building.
- Staff will return to the Board of Supervisors to recommend the next steps for Medical Records Unit functions.

# Project Timeline Schedule

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Summer 2014	Board of Supervisors approval of Plans and Specifications.
Summer 2014	Plans and Specifications submitted for building permit review.
Fall 2014	Award design-bid-build construction contract.
Summer 2015	Construction completion.

# Today's Recommendations

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1. Approval to re-locate the Sheriff's Corner Office to a vacant County building adjacent to the existing Sheriff's Coroner Office at County Center III located at Oakdale and Scenic Roads in Modesto.
2. Authorize the Project Manger to negotiate and execute an Agreement with Pacific Design and Associates of Modesto, California for the final design for the re-use of the former Remote Postal Encoding Center at County Center III; and authority to amend the contract for up to \$20,000 beyond final negotiated base amount for final design efforts funded by existing appropriations in the Capital Project Fund.

# Today's Recommendations

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3. Direct the Auditor-Controller to decrease Fixed Asset appropriations and to increase Services and Supplies appropriations as outlined in the attached budget journal form.
4. Authorize the Project Manager to pre-qualify the original seven Contractors previously approved to be granted pre-qualification status for this design-bid-build effort.

# Today's Recommendations

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5. Authorize the Project Manager to issue a Request for Qualifications Statements Process (RFISOQ) for other interested General Contractors to bid this Project.
6. Authorize the Project Manager to initiate the disposition of the former Medical Arts Building at 700 17<sup>th</sup> Street in downtown Modesto; and return to the Board of Supervisors to recommend the next steps for the disposition of the building.
7. Direct Staff to identify options for future Video Visitation and Medical Records functions.

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# Questions?



# Approval to Re-locate the Sheriff's Coroner Office to a Vacant County Building Adjacent to the Existing Sheriff's Coroner Office at County Center III and Related Actions

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Stanislaus County Board of Supervisors  
Agenda Item B-5, April 1, 2014



**AGREEMENT BETWEEN THE COUNTY OF STANISLAUS  
AND PACIFIC DESIGN ASSOCIATES  
FOR ARCHITECTURAL DESIGN SERVICES  
FOR THE CORONER'S FACILITY**

**AMENDMENT NO. 1**

The Agreement ("Agreement") between the **County of Stanislaus** ("County") and **Pacific Design Associates, Inc.** ("Consultant") (collectively, the "Parties") for the Architectural Design of the **Coroner's Facility** dated April 3, 2012 is hereby amended as follows:

1. Consultant acknowledges and agrees that by this Amendment No. 1, Consultant's scope of services is being augmented from a "Bridging Architect" to an "Architect of Record" for the Project. Accordingly, all references throughout the Agreement Appendices to "Bridging Architect" are revised to "Architect of Record."
2. **Paragraph 4 – Schedule.** The Schedule referred to in Paragraph 4 of the Agreement and attached as Appendix E is replaced with the Schedule provided by Consultant, a copy of which is attached hereto and incorporated by this reference as Exhibit "A".
3. **Paragraph 7 of Agreement, Paragraph 2 of Appendix B, and Appendices – Role of Bridging Architect.** Consultant acknowledges and agrees that County has exercised the right set forth in Paragraph 7.2 of the Agreement and Paragraph 2 of Appendix B, and that Consultant shall henceforth serve as the County's Architect of Record for the Project, and that the Project shall be procured utilizing the design-bid-build procurement approach. Accordingly, all references in the Agreement and Appendices to the provision of Services as a Bridging Architect are revised to reflect the provision of services as an Architect of Record. Similarly, all references in the Agreement and Appendices to the preparation of bridging documents are revised to reflect the preparation of 100% construction documents. Similarly, all references in the Agreement and Appendices to the design-build budget are revised to reference a design-bid-build budget. The references to construction administration with respect to the design-build team are revised to reference construction administration with respect to the design-bid-build team.
4. **Appendix A - Project.** The scope of work described in Appendix A is revised to reflect the fact that Consultant is now serving as the County's Architect of Record and is preparing 100% construction drawings. The scope of work is also revised to reflect the following additional revisions:
  - 4.1 The site to be renovated has been changed to Building 2 of County Center III, located at 921 Oakdale Road, Modesto, CA. Accordingly, the Project includes moving the existing Coroner's Services currently located on Oakdale Road in Modesto, CA to the newly renovated building. The current function of the Stanislaus County Coroner's facility is to effectively and efficiently meet the needs of the community by providing the highest quality investigative and forensic services. The office investigates deaths as outlined by government and health safety codes, provides storage for decedents with no

known family and for funeral homes when necessary and protects the assets of the next of kin. Program needs include modern autopsy and support areas, decedent storage, office, training facilities, technologically-advanced equipment, instrumentation, and efficient, ergonomic and productive work environments.

- 4.2 The section regarding Proposed Site Analysis is revised to reflect relocation of the Coroner’s Facility to County Center III, Former Postal Encoding Center located at 921 County Center Three Court, Building Two, Modesto, California 95355.
  - 4.2 The section regarding Video Visitation is deleted from the Project scope and shall henceforth no longer be located at the Coroner’s Facility.
  - 4.3 The section regarding Medical Records is revised to reflect a location of the Coroner’s Facility at County Center III, Former Postal Encoding Center, located at 921 County Center Three Court, Building Two, Modesto, California 95355.
5. **Appendix B - Services.** The Services enunciated in Appendix B are augmented to reflect design and construction administration services customarily required of an Architect of Record. Consultant has provided a schedule of “Billing Rates for Additional Services, which is attached to Appendix C to the Agreement. Project Manager reserves the right to seek additional services for the Project from Consultant. Should Project Manager seek additional services, Consultant shall be compensated in accordance with the Billing Rates for Additional Services attached to Appendix C to the Agreement.
6. **Appendix C – Compensation.** Modify Paragraph 2 COMPENSATION TO THE BRIDGING ARCHITECT as follows:

	Agreement Original	Amendment No. 1	Total Revised Agreement Compensation
Revise Design-Build project delivery method to Design-Bid- Build project delivery method, including Basic Services and ODC’s	\$273,000	\$261,000	\$534,000
<b>TOTALS</b>	<b>\$273,000</b>	<b>\$261,000</b>	<b>\$534,000</b>

Attached to this Addendum No. 1 as Exhibit “B” is Consultant’s revised pricing proposal.

- 7. **Appendix E – Schedule.** The Schedule attached as Exhibit E to the Agreement is replaced with the Schedule provided by Pacific Design Associates, Inc. for the design / bid / build delivery method, a copy of which is attached hereto as Exhibit “A”.
- 8. **Appendix F – Draft Project Budget.** The construction budget for this design-bid-build Project is approximately **\$4,056,257**. The Draft Project Budget attached as Appendix F is replaced with the revised Draft Project Budget attached hereto as Exhibit “C”.

Except as previously modified and specifically modified herein, the Agreement shall remain in full force and effect as written. To the extent that any provision of this Amendment No. 1 conflicts with any provisions of the Agreement, this Amendment No. 1 shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first mentioned above.

**STANISLAUS COUNTY**

By *Patricia Hill Thomas*

Patricia Hill Thomas  
Chief Operating Officer/  
Assistant Executive Officer

Approved as to Form

By *Edward R. Burroughs, Assistant County Counsel*  
John P. Doering  
County Counsel

**PACIFIC DESIGN ASSOCIATES**

By *[Signature]*

Title *President*