



**Contra
Costa
County**

To: Board of Supervisors
From: Julia R. Bueren, Public Works Director/Chief Engineer
Date: June 14, 2016

Subject: APPROVE and AUTHORIZE a Request for Qualifications to Conduct a Planning Study for Various Capital Facility Projects.

RECOMMENDATION(S):

(1) APPROVE and AUTHORIZE the Public Works Director, or designee, to issue a Request for Qualifications ("RFQ") for architectural, engineering and other technical services in an amount not to exceed \$750,000 in support of a five year capital facilities plan, including, but not limited to a planning study for the replacement of existing County Buildings.

(2) AUTHORIZE the Public Works Director, or designee, to solicit Statement of Qualifications to be received on or about July 14, 2016, and issue RFQ addenda, as needed, for clarification of the RFQ documents, provided the involved changes do not increase the cost estimate.

FISCAL IMPACT:
100% General Fund.

BACKGROUND:

The County is putting together a new five year plan for capital facility projects including the

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **06/14/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Mary N. Piepho, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: June 14, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

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(925) 313-2000

By: Stephanie Mello, Deputy

potential construction of new County Buildings, a new Emergency Operations Center and other significant facility construction and/or renovation. In order to prepare that new five year plan staff requires the assistance of several technical disciplines including architecture, site planning, landscape architecture, engineering and construction estimating. This request

BACKGROUND: (CONT'D)

for qualifications will allow the County to identify one or more firms to help with these technical analyses to support staff in producing the five year plan. In addition, as part of developing the five year plan, several specific projects require these services to continue detailing where they will fit in the plan.

One possible project would be the current County Administration Building, located at 651 Pine Street, Martinez, a 12-story building built in 1962, connected to a 5-story North Wing building built in 1952. The buildings have served their full-use, but have now reached a level of physical deterioration that requires constant maintenance. Ongoing repairs are proving to be cost ineffective, and the buildings are vastly underutilized due to a small floor-plan configuration that does not allow efficient space utilization for all user departments. The higher cost of deferred and preventative maintenance for the buildings exceeds the normal threshold of a typical facility.

In the past, feasibility of replacement was conducted, but did not result in a project. As part of the next five year plan it is time to refresh the technical studies which will allow planning and sign options for creating a new and more efficient facility to meet the present-day needs of County department users. These services will also support the preliminary work on a new Emergency Operations Center for the Sheriff and Fire.

CONSEQUENCE OF NEGATIVE ACTION:

If the RFQ is not approved and the planning study cannot be conducted, existing buildings will continue to be underutilized and will deteriorate further resulting in higher maintenance costs.