



**Contra
Costa
County**

To: Board of Supervisors
From: Julia R. Bueren, Public Works Director/Chief Engineer
Date: August 16, 2016

Subject: APPROVE and AUTHORIZE Execution of a Consulting Services Agreement with KMD Architects to Conduct a Planning Study

RECOMMENDATION(S):

APPROVE a Consulting Services Agreement with KMD Architects ("KMD"), in an amount not to exceed \$200,000, subject to approval by the County Administrator and approval as to form by County Counsel, for architectural, engineering and other technical services to provide a planning study for the replacement of the existing County Administration Building, and AUTHORIZE the Public Works Director, or designee, to execute the agreement following approval by the County Administrator and approval as to form by County Counsel.

FISCAL IMPACT:

100% General Fund.

BACKGROUND:

The County is preparing a new five year plan for capital facility projects that includes the potential construction of new County buildings. One possible project under the capital facility projects plan is the replacement of 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

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **08/16/2016** ☒ 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: August 16, 2016

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

Contact: Ramesh Kanzaria,
(925) 313-2000

By: Chris Heck, Deputy

have now reached a level of physical deterioration that requires constant maintenance. Ongoing repairs are proving to be cost

BACKGROUND: (CONT'D)

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. Prior studies have been conducted to determine the feasibility of replacing the County Administration Building, but no replacement project was undertaken. 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. On June 14, 2016, the Board approved the Public Works Department issuance of a Request for Qualifications and to solicit Statements of Qualifications ("SOQs") for the subject services. The Public Works Department received 10 SOQ's from interested firms and 4 firms were shortlisted. A selection committee comprised of County staff conducted interviews and ranked the short-listed firms. KMD was among the top three ranking firms. It is recommended that KMD be awarded the agreement for the subject services.

CONSEQUENCE OF NEGATIVE ACTION:

If the agreement 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.