

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE 10/20/2015	(3) CONTACT/PHONE Marvin Rose, Interim Director of General Services	
(4) SUBJECT Status report on current Capital Projects and Facilities Programs for various County facilities currently in construction and under development. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board receive a status report on current Capital Projects and Facilities Programs for various County facilities currently in construction and under development.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent    { } Presentation    { } Hearing (Time Est. ___) <b>{X}</b> Board Business (Time Est. <u>60</u> min)			
(11) EXECUTED DOCUMENTS { } Resolutions    { } Contracts    { } Ordinances <b>{X}</b> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A { } 4/5 Vote Required <b>{X}</b> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY { } N/A    Date: 9/9/14 #28 ;12/17/13 #30; 8/12/14 #36; 8/11/15 #24; 11/4/14 #19 ;4/7/15 # 22	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) All Districts			

Reference:      15OCT20-BB-2

# County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services  
Marvin Rose, Interim Director of General Services

VIA: Jim Bergman, Planning & Building Department  
Kevin Bumen, Director of Airports  
Nick Franco, Director of Parks and Recreation  
Rob Reid, Chief Deputy Sheriff  
Jim Salio, Chief Probation Officer

DATE: 10/20/2015

SUBJECT: Status report on current Capital Projects and Facilities Programs for various County facilities currently in construction and under development. All Districts.

## **RECOMMENDATION**

It is recommended that the Board receive a status report on current Capital Projects and Facilities Programs for various County facilities currently in construction and under development.

## **DISCUSSION**

The County is currently pursuing multiple capital projects valued at over \$75 million. The projects covered in this report have been awarded over the past 24 months with scheduled completions over the next two years.

In addition to the projects, the County is conducting several program initiatives to manage and enhance our existing facilities and plan for the future capital projects; specifically at the County Operations Center.

Today's item will provide an overview of both the active projects and the continued program work efforts which will lead to future prioritization of our capital project work efforts.

### **A. Current Capital Projects**

The following projects are in various stages of construction. The listing provides a brief overview of the projects which are covered in greater detail in Exhibit A.

#### I. Cayucos Pier Reconstruction

The pier project is nearing completion. The project has been a top priority for the Department of Parks and Recreation in order to keep an important community resource available to the public. Project details are as follows:

Contract Award:	September 16, 2014
Construction Contract Value:	\$1,700,773
Construction Contractor:	Associated Pacific, Inc.
Completion Status:	90%
Expected Completion Date:	October 31, 2015
Construction Issues:	Fire suppression system construction. Completion of pier lighting
Design Firm:	Shoreline Engineering, Inc.
Construction Management:	Mar-Wal, County Staff
Professional Services:	\$204,483
<b>Total Project Budget:</b>	<b>\$4,048,000</b>

The project has benefitted from extensive community support over several years. The project remains under budget and has an expected town celebration on Saturday, October 31, 2015.

Establishment of a routine inspection and maintenance plan will follow the completion of the project.

## II. Women's Jail Expansion

The Women's Jail Expansion project consists of 46,000 square feet of new construction to house up to 198 women inmates, provide new medical facilities, and space for reentry programs, counseling, and education for all inmates, on 1.5 acres within an existing 7 acre County Jail Facility.

Contract Award:	December 17, 2013
Construction Contract Value:	\$27,797,000
Construction Contractor:	Roebbelen Contracting, Inc.
Completion Status:	55%
Expected Completion Date:	October 1, 2016
Construction Issues:	Fire Marshall Requirements; resolution of caisson construction delays/costs
Design Firm:	AECOM
Construction Management:	ARCADIS; 4-Leaf, Inc.
Professional Services Cost:	\$7,181,273
<b>Total Project Budget:</b>	<b>\$40,694,786</b>

Caisson construction during the summer of 2014 has led to delays in overall project schedule. Discussions to address and resolve conflicts continue. Final resolution may involve returning to your Board late this fall with a contract construction change order to revise costs and contract time.

## III. Juvenile Hall Expansion

The project expands the existing Juvenile Hall by adding 20 sleeping units, an educational center, multipurpose room and outdoor recreational facilities and allow existing space to be repurposed to provide treatment programs that keep juveniles in County and out of group homes. Project information is as follows:

Contract Award:	August 12, 2014
Construction Contract Value:	\$15,277,000
Construction Contractor:	Diani Building Corp.

Completion Status:	51 %
Expected Completion Date:	July 5, 2016
Construction Issues:	Installing roofing before winter rains
Design Firm:	Ravatt Albrecht & Associates
Construction Management:	Kitchell; 4-Leaf, Inc.
Professional Services Cost:	\$2,772,503
<b>Total Project Budget:</b>	<b>\$21,337,168</b>

The project remains under budget. The Probation Department has coordinated with the County Office of Education to provide upgrades on the classroom facilities.

#### IV. New Airport Terminal

A new 48,550 square foot passenger terminal to provide a modern facility to better accommodate current and future enplanements and bring the airport into line with FAA standards. The project is moving forward and recently had its groundbreaking at Airport Day, October 10, 2015. Project information is as follows:

Contract Award:	August 11, 2015
Construction Contract Value:	\$27,500,000
Construction Contractor:	Q & D Construction, Inc.
Completion Status:	0 %
Expected Completion Date:	July 2017
Construction Issues:	None at this time
Design Firm:	RS & H Associates
Construction Management:	ARCADIS; NV5
Professional Services Cost:	\$4,900,000 (estimate)
<b>Total Project Budget:</b>	<b>\$32,305,207</b>

No significant construction issues at this time. Airports have established an executive steering committee to oversee construction progress and reporting. Public Works is providing staff to assist the Airport team on day to day project management.

#### V. New Government Center Repairs

Construction funding for this project was originally derived from a construction defect litigation settlement between the County and the general contractor, Kajima Construction. During litigation, various major and minor construction defects in the Government Center were identified by construction experts. The defects were assigned into four specific categories in order of priority and importance:

- 1.) Fire Sensor System
- 2.) Misc. Life/Safety Defects (i.e. passive fire, electrical, lighting pendants, structural concrete slab)
- 3.) Major Defects (HVAC system repairs)
- 4.) Minor Defects (cosmetic facility repairs)

Contract Award (Phase 1):	Job Order Contract Q2 FY 2015-16
Construction Contract Value:	TBD
Construction Contractor:	Kinyon Construction
Completion Status:	0 %
Expected Completion Date:	January 2016
Construction Issues:	None at this time
Design Firm:	County Staff

Construction Management:	County Staff
Professional Services Cost:	TBD
<b>Total Project Budget:</b>	<b>\$2,913,600</b>

Project improvements are progressing under several independent phases via the County's Job Order Contracting system. The Job Order process is allowable under reconstruction and remodeling work of an existing governmental facility.

## B. County Facility Programs

The following programs are active and are to be implemented over the coming fiscal years.

### I. Facility Condition Assessment

The Facility Condition Assessment (FCA) project will provide a comprehensive inventory of all County facilities, providing detailed information on building deficiencies and the costs associated with renewal, repair, code compliance and deferred maintenance. The FCA project will result in an important planning tool for the County, providing a professional assessment of capital assets that facilitates and enables their uniform and fair planning and expenditure of resources.

The FCA consultant contract was awarded to Vanir by your Board on November 4, 2014. The board authorized the Director of General Services to enter into individual Project Agreements with Vanir with a maximum value of \$125,000 for the initial year of a possible five year long contract, subject to annual renewal. Vanir's contract to provide ongoing Facility Condition Assessment Services is up for annual renewal on October 21, 2015.

Work to date:

- Pilot Project Completed – Public Health, Casa Loma and Ag Commissioner Buildings (Johnson Avenue, San Luis Obispo)  
Vanir Construction Management, Inc. completed FCAs of three County facilities as the 1<sup>st</sup> phase in the evaluation of approximately 200 County facilities. The Pilot Project allowed the County to fine tune the process and the deliverables as we move forward.
- County Operations Center (COC)  
Vanir will conduct FCAs for COC facilities including the Main Jail, the Juvenile Services Center, the Honor Farm and other Sheriff, Public Works, and General Services facilities this fall. This phase of the project is expected to be complete by February 2016.

The goal of the program is to complete FCAs for 100% of County facilities within a five (5) year timeframe.

### II. County Energy Program

Pacific Gas and Electric's (PG&E's) Sustainable Solutions Turnkey (SST) program provides a comprehensive, streamlined, and cost effective approach towards implementing energy efficiency and conservation measures.

PG&E teamed with AECOM engineers to perform an energy audit on the top energy consuming facilities in the County. The Investment Grade Audit identified the most cost-

effective Energy Conservation Measures (ECMs) that would help the County realize its goals for energy efficiency and GHG reduction, as required by the General Plan.

- Eight ECMs at over a dozen County facilities
- \$4.53M project cost, \$346K annual savings, and 12.9 year simple payback
- Single largest energy efficiency retrofit project in history of the County

This project is scheduled to be presented to your Board on the November 3, 2015 agenda to approve the Work Order with PG&E, to create the project and accept the loan from the California Energy Commission that will help finance the project.

## **C. County Operations Center – Master Plan**

### **I. Current Overall Planning Effort**

The County Operations Center Master Plan had last been updated in August of 2002 by Jay Farbstein & Associates, Inc. Since that time, multiple changes in site use, function, building maintenance, and departmental needs have required that County look at future needs and land use for this area.

Various initial studies and concept drawings were generated involving future development of vacant land extending out Oklahoma Avenue past the Sheriff Honor Farm and Woods Humane Society. Soils testing and reports have been completed with Earth Systems Pacific for the vacant parcel (extending Oklahoma Ave) and the corner of Oklahoma and Kansas Avenues.

Fraser Seiple Architects have been tasked to provide recommendations on siting the Animal Shelter and Co-Located Dispatch Facility in November.

### **II. Animal Shelter**

At your April 7, 2015 meeting, your Board directed staff to move forward with the construction of a new Animal Shelter facility at the east end of Oklahoma Avenue. As a portion of the existing structure is built over a former Camp San Luis landfill, an investigative report for the limits of the former landfill, as well as a geotechnical report for potential site locations at the COC for the new facility, were undertaken and have been completed.

Once the site is selected, a Request For Proposals will be developed and proposals solicited to select a design consultant for the project.

The County is researching the Design-Build project delivery method as an option that could provide the best value to the County. The Design-Build approach has been used successfully by many County governments to deliver high priority projects more quickly and cost effectively.

### **III. Co-Located Dispatch Facility**

In Fiscal Years 2010-2011, following a review of Emergency Medical Services (EMS) dispatching procedures, the San Luis Obispo County Grand Jury recommended that the Sheriff's Office Dispatch Center (SODC) combine with the CAL FIRE/San Luis Obispo County Fire Emergency Command Center (ECC). Each Department is currently housed in undersized, antiquated facilities with no room for expansion. Co-location of the dispatch functions would reduce redundancy, improving efficiency and cooperation between the Departments.

A schematic design plan program and building of 13,688 square feet was produced by Omni Design Group. Project is currently tied to Phase 1 of the County Operations Center Master Plan Update for selecting the building site.

The Co-Located Dispatch Project had originally been identified for a Design-Build method of project delivery. With a bridging documents package complete, a Design-Build entity, selected by Request For Quotation, will be put under contract to finalize the design, consultants and construct the facility. Completion of construction is originally estimated to be fall 2018 to winter of 2018-19.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

The capital projects have involved a significant level of participation from various stakeholders. The individual projects have executive steering committees composed of the requesting department, Architectural Services staff, Administration staff and County Counsel.

For the Cayucos Pier Restoration, Department of Parks has worked successfully with the Friends of the Cayucos Pier to develop the financial support to proceed with the reconstruction. State grants were received allowing the project to advance to construction.

The Sheriff's Department has been the lead agency in arranging for funding on the Women's Jail project.

The Probation Department has coordinated funding and development of the Juvenile Hall expansion.

The New Airport Terminal is funded and reviewed with the Federal Aviation Administration (FAA).

Planning & Building Department and the State Fire Marshall are involved in review of these public facilities.

### **FINANCIAL CONSIDERATIONS**

The individual projects in construction are funded through various sources listed as follows:

<b>Project</b>	<b>Funding Sources</b>
Cayucos Pier	Wildlife Conservation Board Grant, Friends of the Cayucos Pier, Parks Public Facilities Fees (PFF)
Women's Jail Expansion	AB 900 realignment funds, PFF
Juvenile Hall	SB 81 funds, PFF
New Airport Terminal	FAA grants and Passenger Facility Charges, Airport Enterprise Funds
New Government Center Repairs	Settlement Agreement, General Fund

For detailed project expenditure summaries, see Exhibit B.

The Facilities Condition Assessments and the Energy Grant program work are funded under a Countywide Maintenance account adopted in the current FY 2015-16 under FC 200.

County Operations Center Master Plan efforts are funded under a FY 2014-15 from Countywide Master Planning (CWMP) fund source.

For the Animal Shelter project, proceeding to construction will involve a contribution agreement among the various cities for the construction of the facilities. The County provides Animal Services across jurisdictional lines.

For the proposed Co-Located Dispatch Facility, a capital project was established in FY 2013- 14 from Public Facility Fees (PFF) Revenue, for a total of \$200,000, from Fire and Law Enforcement PFF revenues. A total of \$44,379 has been spent on the Project to date.

## **RESULTS**

Completion of the various capital projects and programs provides for a safe and healthy community, enhances community livability for the public, and promotes a prosperous and well governed community.

## **ATTACHMENTS**

1. Vicinity Maps
2. Exhibit A - Project Summary Sheets
3. Exhibit B - Project Financial Summary

File: Capital Projects-General

c: Rob Lewin, County Fire Chief  
Ian Parkinson, Sheriff  
Jeff Hamm, Health Agency Director

Reference: 15OCT20-BB-2

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