



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

(1) DEPARTMENT Public Works	(2) MEETING DATE 3/21/2017	(3) CONTACT/PHONE Bob Mahrt, Associate Project Coordinator (805) 781-4396	
(4) SUBJECT Request to: 1) approve the Cayucos Veterans Hall Rehabilitation Project; 2) authorize a budget adjustment, in the amount of \$236,600, from unallocated funds within Fund Center 200 – Facilities Maintenance Projects for the new project; 3) approve a consultant services agreement with Studio Design Group Architects, Inc., in the amount of \$96,160, for schematic design and design development (Phase I); and 4) authorize the Director of Public Works to approve amendments to the agreement in a cumulative amount not to exceed a contingency of \$9,600. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> Approve a new Stand Alone Maintenance Project (WBS 350128) for the Cayucos Veterans Hall Rehabilitation Project; Authorize a budget adjustment, in the amount of \$236,600 from unallocated funds within Fund Center 200 – Facilities Maintenance Projects for the new Stand Alone Maintenance project, by 4/5 vote, consisting of: <ul style="list-style-type: none"> \$206,600 in remaining available funds from Countywide Community Buildings (WBS 350010); and \$30,000, in remaining available funds from the “Gen Govt - Cayucos - Repair Dry Rot in Eaves at Vets Hall” (350104.45), an existing countywide maintenance project. Approve a consultant services agreement with Studio Design Group Architects, Inc., in the amount of \$96,160, for schematic design and design development (Phase I) of the proposed architectural and engineering services; and Authorize the Director of Public Works Director to approve amendments to the agreement in a cumulative amount not to exceed a contingency of \$9,600. 			
(6) FUNDING SOURCE(S) Fund Center 200 - Facilities Maintenance Projects	(7) CURRENT YEAR FINANCIAL IMPACT \$236,600.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) 19001741		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1617080 <input checked="" type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date _____	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 2			

Reference: 17MAR21-C-21



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works
Bob Mahrt, Associate Project Coordinator

VIA: Dave Flynn, Deputy Director of Public Works

DATE: 3/21/2017

SUBJECT: Request to: 1) approve the Cayucos Veterans Hall Rehabilitation Project; 2) authorize a budget adjustment, in the amount of \$236,600, from unallocated funds within Fund Center 200 - Facilities Maintenance Projects for the new project; 3) approve a consultant services agreement with Studio Design Group Architects, Inc., in the amount of \$96,160, for schematic design and design development (Phase I); and 4) authorize the Director of Public Works to approve amendments to the agreement in a cumulative amount not to exceed a contingency of \$9,600. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Approve a new Stand Alone Maintenance Project (WBS 350128) for the Cayucos Veterans Hall Rehabilitation Project;
2. Authorize a budget adjustment, in the amount of \$236,600 from unallocated funds within Fund Center 200 - Facilities Maintenance Projects for the new Stand Alone Maintenance project, by 4/5 vote, consisting of:
 - \$206,600 in remaining available funds from Countywide Community Buildings (WBS 350010); and
 - \$30,000, in remaining available funds from the "Gen Govt - Cayucos - Repair Dry Rot in Eaves at Vets Hall" (350104.45), an existing countywide maintenance project.

3. Approve a consultant services agreement with Studio Design Group Architects, Inc., in the amount of \$96,160, for Schematic Design and Design Development (Phase I) of the proposed architectural and engineering services; and
4. Authorize the Director of Public Works Director to approve amendments to the agreement in a cumulative amount not to exceed a contingency of \$9,600.

DISCUSSION

The Cayucos Veterans Memorial Hall is a State-owned facility that is managed and maintained by the County of San Luis Obispo under an original agreement in 1944 and the August 10, 1999, "Operating Agreement between the County of San Luis Obispo and the California Department of Parks and Recreation for the Use and Operation of Morro Bay State Park Golf Course, Pecho Road in Montana de Oro State Park, Bishop Peak, and the Beach, Pier, Veterans' Memorial Hall and Old Creek in Cayucos." The Agreement was most recently updated on July 1, 2012 with Amendment No. 1. The Veterans Hall is operated by the Cayucos Lions Club under an agreement with the County. The Lions Club oversees rental use and collects fees which are put toward community activities and enhancements.

In the early days of Cayucos circa 1870, James Cass built the Cass Warehouse, the Pier and other structures to establish a shipping port at the town of Cayucos. The Warehouse served the Cayucos Pier and the shipping trade along the Central Coast as a location to buy, sell and traffic in produce, live-stock, poultry as well as lumber, hardware and builder's materials. In 1920, the State of California acquired warehouse building along with other structures and the Morro Strand. The State moved the warehouse from its original location at the end of the pier to its current position immediately north of the pier. The building was later remodeled into its current state to serve as the Cayucos Veterans Memorial building. It continues to serve as a central gathering point for activities in the community.

Under the "Operating Agreement," the County has undertaken several capital and maintenance projects, including roof upgrades, interior updates and upgrading the restrooms to current code. A stucco maintenance project in the summer of 2015, revealed that the south facing wall lacked sufficient bracing and support. A plan to stabilize the wall led to closure of the building's stage in the fall of 2015. A more comprehensive analysis of the structure was undertaken which indicated that the entire building lacks the lateral bracing necessary to transfer wind and earthquake loads to the foundation. Additionally, the foundation has begun to fail due to corrosion of the reinforcing steel within the foundation. As a result of these factors, the facility was closed to the public on May 4, 2016.

Since closure of the facility, staff has worked with State Parks to determine a course of action to re-open the facility. As part of this investigative work, a historical review and architectural evaluation of the facility were completed. The evaluation indicated that the building has historical significance and therefore rehabilitation/restoration of the facility is the only viable option. State Parks has exercised their prerogative to be the Lead Agency under California Environmental Quality Act with assistance from County staff.

This level of work is outside the scope of a routine countywide maintenance project and consequently today's action would approve a new Stand Alone Maintenance Project (WBS 350128). The new project will allow staff to track and report project costs more effectively. The project's scope of work can be integrated into the new project and with funding transferred to the new project as well.

To commence with project development, Studio Design Group Architects, Inc., was selected through the Board adopted formal Request for Proposal (RFP) selection process. The contract provides for a complete scope of services for the project; however, the contract is divided into three phases:

- Schematic Design and Design Development
- Construction Documents
- Construction Services

The first phase requiring discussion with external agencies on site/project constraints as well as dialogue on final configurations/layout.

Today's requested action would approve Phase I of the contract in the amount of \$96,160, as well as provide funding subsequent phases and for processing of the environmental clearance for the project over the next 18 months.

OTHER AGENCY INVOLVEMENT/IMPACT

County staff is working with the California State Parks and Recreation Department as the building owner and primary member in the decision-making process. State Parks will act as Lead Agency in the environmental process.

Staff updates the Cayucos Citizens Advisory Council at their monthly meetings and has updated interested community groups through public meetings.

Real Property Division of Central Services oversees the facility and the general maintenance, and handles the lease arrangement with the Cayucos Lions Club.

County Counsel has reviewed the contract as to legal form and effect.

FINANCIAL CONSIDERATIONS

The Cayucos Veterans Hall Rehabilitation project will be a multi-year project in Fund Center 200 – Facilities Maintenance Projects – WBS 350128. The current request includes allocating \$236,600 to fund the project through the Phase I, Schematic Design and Design Development.

Unallocated funds from the Countywide Community Building project category in Fund Center 200 along with remaining funds from the existing countywide maintenance project, "Dry Rot in Eaves at Vet's Hall" (WBS 350104.45), will be used for this project.

The current Phase I estimate of \$236,600, includes funding a consultant services agreement for \$96,160, and a contingency of \$9,600. We will return to your Board to fund Phase II - Construction Documents and Phase III - Construction Administration at a later date.

Please see Exhibit "A" for the current cost estimate of the design phase.

RESULTS

Approval of the recommended actions will allow County staff to move forward with preliminary implementation of the Cayucos Veterans Hall Rehabilitation project. Full implementation of the project will provide for a safe community center that will serve the community of Cayucos well into the future.

ATTACHMENTS

1. Vicinity Map
2. Exhibit A – Project Cost Estimates
3. Consultant Services Agreement

File: WSB 350128 Cayucos Veterans Hall Rehabilitation project (new)

Reference: 17MAR21-C-21

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