

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **FEBRUARY 5, 2013**

From:  **JAMES DURFEE / JOEL SWIFT** 

Subject: **PLACER COUNTY GOVERNMENT CENTER FACILITY CONDITION
ASSESSMENT, PROJECT NO. 4761**

ACTION REQUESTED / RECOMMENDATION:

1. Approve the attached Consultant Services Agreement with Lionakis, to provide a Facility Condition Assessment of thirty four (34) DeWitt buildings at the Placer County Government Center in North Auburn and authorize the Chairman to execute the attached Agreement in an amount not-to-exceed \$170,000, funded by the Capital Projects Fund project account. This is a budgeted net County cost of \$170,000.

BACKGROUND: Over the last several years the Department of Facility Services has provided your Board with updates on the effort to update the 1993 Comprehensive Facilities Master Plan (CFMP). Efforts to date include development of projections for County space needs; evaluation of alternatives including identification of the holding capacity of County owned properties; development of budget models for future capital projects; and assessment of infrastructure needs. As a result of this analysis, staff has identified that the Placer County Government Center (PCGC) has sufficient development capacity through at least 2035 for County functions.

With the completion of the Utilities Infrastructure Survey by West Yost Associates, the next step in this process is to evaluate the condition of the buildings within the PCGC to assess their value for future re-use, anticipate costs to maintain and classify them in preparation of future demolition projects. This Facility Condition Assessment Project will evaluate 34 original Dewitt buildings which have not been identified for demolition in the 2004 Environmental Impact Report.

The Facility Condition Assessment will provide important data necessary for the PCGC Funding Plan, as well as updated information for the Building Maintenance Facility Asset Management System (FAMS). Lionakis will evaluate 34 original DeWitt buildings totaling 339,762 square feet. The study will review and evaluate the existing architectural, structural, electrical, mechanical, and plumbing systems. Additional areas to be evaluated include the building shell, fire/life safety issues, and seismic safety. This project will determine the physical health of each building, and make recommendations for its maintenance, repair and renovation. The study will include cost estimates for all recommended maintenance and construction items identified.

Capital Improvements staff requested proposals from three firms on the County's Architectural Consulting Services Qualified List. Lionakis of Sacramento submitted the successful proposal. In order to proceed with the Placer County Government Center Facility Condition Assessment Project, Project No. 4761, it is requested that your Board approve the attached Agreement with Lionakis, in an amount not-to-exceed \$170,000.

ENVIRONMENTAL CLEARANCE: This project is exempt from the California Environmental Quality Act pursuant to Section 15306 – that provides for basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.

FISCAL IMPACT: The estimated total project costs for the PCGC Facility Condition Assessment is \$230,000, including \$170,000 for consulting services and \$60,000 for project management and contingencies. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: LIONAKIS AGREEMENT

JD:JS:RU:HB:SH

CC: COUNTY EXECUTIVE OFFICE
ASSESSMENT_R3.DOC

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