



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

DAVE ROBERTS
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: February 2, 2016

09

TO: Board of Supervisors

SUBJECT: GENERAL SERVICES – AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION MANAGER AT RISK CONTRACT FOR HALL OF JUSTICE INTERIOR RENOVATION (DISTRICT: 4)

Overview

The Hall of Justice (HOJ) is located at 330 West Broadway in the City of San Diego. The building is part of the Joint Occupancy Agreement (JOA) between the Judicial Council of California, Administrative Office of the Courts (JCC), and the County of San Diego as part of the court facilities transfer under the Trial Court Facilities Act of 2002 (SB 1732). The JCC is replacing the County Courthouse at 220 West Broadway with a new Central Courthouse at C Street. This new Central Courthouse will be connected to the HOJ 4th floor via a pedestrian bridge. Vital court support services located in the County Courthouse are to be relocated to the HOJ 4th floor to provide direct access to the new Central Courthouse. To accommodate the bridge connection and relocation of the vital court support services of Child Support Services, Adult Forensics and Revenue and Recovery offices, the HOJ will be renovated on portions of the 4th, 5th and 6th floors.

Along with the 4th floor renovations, the proposed project will consolidate the Probation Department office space on the 5th floor, opening up office space on the 6th floor for the District Attorney presentation office and Superior Court IT office now located on the 4th floor. The project will be phased using the 4th floor vacated Grand Jury space as swing space to relocate staff during construction.

The Board of Supervisors is requested to authorize the Director, Department of Purchasing and Contracting to advertise and award a Construction Manager at Risk (CMAR) contract for interior renovations to the HOJ building located at 330 West Broadway, in San Diego. If approved, construction is expected to begin in early 2016, with estimated completion in the fall of 2016.

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed project is exempt from CEQA review as specified under section 15301 of the CEQA Guidelines.

SUBJECT: GENERAL SERVICES – AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION MANAGER AT RISK CONTRACT FOR HALL OF JUSTICE INTERIOR RENOVATION (DISTRICT: 4)

2. Authorize the Director, Department of Purchasing and Contracting to take any action authorized by Article XXIII, Section 401, et seq. of the Administrative Code and Public Contract Code section 20146 to advertise and award a single Construction Manager at Risk contract for the interior renovation for a portion of the Hall of Justice building located at 330 West Broadway, San Diego.
3. Designate the Director, Department of General Services as the County officer responsible for administering the awarded Construction Manager at Risk contract.

Fiscal Impact

Funds for this request are included in the Fiscal Year 2015-16 Operational Plan in the Public Safety Group, Probation Department, Department of Child Support Services, Auditor & Controller, and the Health and Human Services Agency. The Superior Court is responsible for \$163,045 of the total estimated costs. If approved, this request will result in estimated one-time costs of \$4,405,324. The funding sources are Public Safety Group General Purpose Revenue (\$771,929), Probation Department General Purpose Revenue (\$1,634,609), Department of Child Support Services Title IV-D and State Child Support Program revenue (\$548,324), Auditor & Controller General Purpose Revenue (\$748,282), available prior year Health and Human Services Agency fund balance (\$539,135), and the Superior Court (\$163,045). There will be no change in net General Fund cost and no additional staff years.

Business Impact Statement

Expenditures for the construction will create private sector jobs and economic opportunities in San Diego County.

Advisory Board Statement

N/A

Background

The Judicial Council of California, Administrative Office of Courts (JCC) is replacing the Central Courthouse at 220 West Broadway with a new Central Courthouse at C Street. The new Central Courthouse is in construction and is scheduled to open in the Spring of 2017. The JCC is obligated to demolish and remove the existing Central Courthouse located at 220 West Broadway 30 days after ceasing all court operations in the facility, and the Child Support Services, Adult Forensics and Revenue and Recovery offices will be required to vacate the Central Courthouse by that date. These vital public court services will be relocated to the Hall of Justice 4th floor where the new pedestrian bridge from the new Central Courthouse will connect to the Hall of Justice, providing clear and direct public access.

The Board of Supervisors is requested to authorize the Director, Department of Purchasing and Contracting to advertise and award a CMAR contract for the interior renovation project for a portion of the Hall of Justice building located at 330 West Broadway in the City of San Diego.

SUBJECT: GENERAL SERVICES – AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION MANAGER AT RISK CONTRACT FOR HALL OF JUSTICE INTERIOR RENOVATION (DISTRICT: 4)

Environmental Statement

The proposed activity is the advertisement and award of a CMAR contract for tenant improvements for portions of the 4th, 5th and 6th floors of the Hall of Justice. Under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, activities that involve the alteration of public structures involving little or no expansion of use beyond that existing at the time of approval are categorically exempt from CEQA. This project involves interior renovations, no expansion of the current use, and does not trigger any of the exceptions to the exemption as found in Section 15300.2. Therefore, it can be found under Section 15301 of the CEQA that this activity is exempt from CEQA review.

Linkage to the County of San Diego Strategic Plan

Today’s proposed action to authorize advertisement and award of Construction Manager at Risk contract for the interior renovation project for a portion of the Hall of Justice building 4th, 5th and 6th floors supports the Operational Excellence Initiative of the County of San Diego’s 2016-2021 Strategic Plan by providing efficient and appropriate facilities for vital court support services to ensure superior service delivery to our customers.

Respectfully submitted,



HELEN N. ROBBINS-MEYER
Chief Administrative Officer

ATTACHMENT(S)

N/A

SUBJECT: GENERAL SERVICES – AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION MANAGER AT RISK CONTRACT FOR HALL OF JUSTICE INTERIOR RENOVATION (DISTRICT: 4)

AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: Yes No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED
 Yes No

PREVIOUS RELEVANT BOARD ACTIONS:
N/A

BOARD POLICIES APPLICABLE:
G-15 - Design Standards for County Facilities and Property
G-16 - Capital Facilities and Space Planning

BOARD POLICY STATEMENTS:
N/A

MANDATORY COMPLIANCE:
N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):
N/A

ORIGINATING DEPARTMENT: Department of General Services

OTHER CONCURRENCES(S): Purchasing and Contracting
 Public Safety Group
 Department of Child Support Services
 Probation Department
 District Attorney
 Finance & General Government Group
 Auditor & Controller
 Health & Human Services Agency

CONTACT PERSON(S):

Andrew Bohnert
Name
858-694-2401
Phone
Andrew.Bohnert@sdcounty.ca.gov
E-mail

Suzanne Evans
Name
858-694-2049
Phone
Suzanne.Evans@sdcounty.ca.gov
E-mail