

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA #: *B-12

AGENDA DATE: September 27, 2016

SUBJECT:

Approval of Second Amendment to the Agreement with Hellmuth, Obata and Kassabaum, Inc., for Design and Related Services to Complete the Landscaping Plan for the Public Safety Center Expansion Projects Within the Approved Budget

BOARD ACTION AS FOLLOWS:

No. 2016-500

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


PAM VILLARREAL, Assistant Clerk

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

Urgent

Routine

BOARD AGENDA #: *B-12

AGENDA DATE: September 27, 2016

CEO CONCURRENCE: 

4/5 Vote Required: Yes No

SUBJECT:

Approval of Second Amendment to the Agreement with Hellmuth, Obata and Kassabaum, Inc., for Design and Related Services to Complete the Landscaping Plan for the Public Safety Center Expansion Projects Within the Approved Budget

STAFF RECOMMENDATIONS:

1. Approve a Second Amendment to the Professional Services Agreement with Hellmuth, Obata and Kassabaum, Inc. for Project Three (Sheriff's Detention Center) for additional services for site/landscaping improvements at the Public Safety Center in the amount of \$60,000 within the approved budget.
2. Authorize the Project Manager to execute the Second Amendment.

DISCUSSION:

The Public Safety Expansion Projects AB 900 Phase II Project One and Project Three are nearly complete and are on time and under budget. Staff is recommending that the County issue a Second Amendment to the Professional Services Agreement with Hellmuth, Obata and Kassabaum, Inc. (HOK) to develop a design / landscaping plan for the public interface / campus core of the Public Safety Center (PSC) and site improvements to the front of PSC Project Three (the new Sheriff's Detention Center).

On August 27, 2013, the Board of Supervisors approved a Public Safety Center Expansion Site Development Study and Neighborhood Plan prepared by HOK. To prepare the Site Development Study, a site analysis was performed that included the existing built environment; proposed buildings pending approval; secure barriers for existing and pending development; existing circulation; existing parking; existing utilities; and constraints. This study recommended the location for PSC Project One (Maximum Security Housing), the Day Reporting Center and the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center. Several other study findings are as follows:

- There is opportunity to create a campus with a public interface / campus core defined and fronted by key buildings such as the new Day Reporting Center, the existing Sheriff's Operation Center and the new Sheriff's Detention Center.
- There is opportunity to relocate the existing bus stop within the PSC to a centralized area to reinforce the proposed public interface / campus core and reduce potential user incompatibility.
- There is need for traffic strategies to alleviate congestion on Hackett Road and provide better internal circulation.

Approval of Second Amendment to the Agreement with Hellmuth, Obata and Kassabaum, Inc., for Design and Related Services to Complete the Landscaping Plan for the Public Safety Center Expansion Projects Within the Approved Budget

- Public access, including roads, should not be located in close proximity to secure housing / facilities in order to maintain perimeter integrity.
- Realigning the entry drive and adding a pedestrian crossing on Hackett Road would improve sight lines and provide better public safety.
- Future parking demands are currently unknown (due to lack of employee information), however it is evident that there is more than adequate land to accommodate future expansion and parking needs.

At this time, staff recommends approval of a Second Amendment to the HOK Professional Services Agreement to enable HOK to design a comprehensive plan for the public interface / campus core to include parking, safe vehicular and pedestrian circulation, security, landscape and estimating services.

The construction of the new Sheriff's Detention Center included minimal pedestrian paths and planters directly in front of the facility, and all lawn areas were removed from the Project to be mindful of California's drought. Desirable improvements to the public interface side of the new Sheriff's Detention Center include a privacy wall between the existing PSC-West recreation yard and the southern public pedestrian path into the new Sheriff's Detention Center as well as accessible parking. The construction of site improvements will be phased to follow construction completion of the new Sheriff's Detention Center and will take priority over the site plan of the public interface /campus core.

POLICY ISSUE:

The Board of Supervisors provides authority for major components of Capital Projects.

FISCAL IMPACT:

Funds to develop the plan and conceptually design and estimate site improvements will be paid through existing funds in the Project Three budget.

Cost of recommended action:	\$ 60,000
Source(s) of Funding:	
Public Safety Expansion Project Three Funds	60,000
Funding Total:	\$ 60,000
Net Cost to County General Fund:	\$ -

Fiscal Year:	16/17
Budget Adjustment/Appropriations needed:	No

Fund Balance as of N/A

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions support the Boards' priority of A Safe Community and Efficient Delivery of Public Services by increasing and clearly designating paths of travel for vehicles and pedestrians within the Public Safety Center's expanded campus.

Approval of Second Amendment to the Agreement with Hellmuth, Obata and Kassabaum, Inc., for Design and Related Services to Complete the Landscaping Plan for the Public Safety Center Expansion Projects Within the Approved Budget

STAFFING IMPACT:

This portion of the project will be successfully delivered by the existing Capital Projects staff

CONTACT PERSON:

Patricia Hill Thomas, Project Manager (209) 525-6333

ATTACHMENT(S):

1. Amendment Two to the Professional Services Agreement with HOK for Project Three

Attachment 1

**SECOND AMENDMENT TO
STANISLAUS COUNTY PROFESSIONAL SERVICES AGREEMENT WITH HOK
FOR BRIDGING ARCHITECT SERVICES FOR PROJECT THREE**

This Second Amendment to the Stanislaus County Professional Services Agreement with HOK for Bridging Architect Services for Project Three ("**Amendment Two**") is entered into as of September 27, 2016 ("**Amendment Effective Date**"), by and between the County of Stanislaus ("**County**") and Hellmuth, Obata & Kassabaum, Inc. ("**HOK**"). County and HOK shall be referred to collectively herein as "**Parties**," and individually as a "**Party**."

RECITALS

WHEREAS, the Parties entered into that certain Professional Services Agreement dated October 3, 2012 and amended it by Amendment One dated June 18, 2013 ("**Agreement**") relating to Architectural Design Services for Project Three (Intake, Release and Transportation) of the Stanislaus County Public Safety Center Jail Expansion Project.

WHEREAS, the Parties desire to amend the Agreement to add to HOK's scope of work "Town Square Planning and preparation of conceptual design for associated Site Improvements" as more specifically described in Exhibit 1-C attached hereto and incorporated herein for Project Three of the Stanislaus County Public Safety Center Jail Expansion Project.

WHEREAS, Article 27 of the Agreement provides that any amendment to the Agreement shall be effective only if in a writing signed by authorized representatives of the Parties.

NOW, THEREFORE, by the signatures of their authorized representatives below, the Parties agree as follows:

SECTION 1. AMENDMENTS

1. The following paragraph is added as a new paragraph after Paragraph 3.5 in Section 3 "Program Verification Phase" of Appendix A, Services to be Provided by Bridging Architect:

3.6 Bridging Architect shall perform Town Square Planning for Project Three as set forth in Exhibit 1-C attached hereto and incorporated herein by this reference.

2. The following paragraph is added as a new paragraph after Paragraph 5.4.4 in Section 5 "Bridging Document Phase" of Appendix A, Services to be Provided by Bridging Architect:

5.4.5 Bridging Architect shall prepare conceptual designs for Site Improvements for Project Three as set forth in Exhibit 1-C attached hereto and incorporated herein by this reference.

3. Paragraph 1.3 of Appendix B is replaced with the following:

1.3 Bridging Architect's fee for Project Three of the Public Safety Center Jail Expansion Project is increased by Sixty Thousand Dollars (\$60,000). The new total shall not exceed One Million Two Hundred Thirty Five Thousand (\$1,235,000.00) Dollars, comprised of the following:

HOK's initial proposal dated 8/9/12:	\$ 923,000
Programming and overall project coordination:	\$ 45,000
Design Build assist:	\$ 45,000
Site Presence:	\$ 142,500
Signage Design Services:	\$ 19,500
Town Square Planning	\$ 43,000
Site Improvements to Building E	\$ 17,000

	\$1,235,000

This measure shall constitute Bridging Architect's full compensation for its work.

- 4. This Amendment Two shall constitute the written County authorization required by Paragraph 1.4.3 for HOK to perform this scope of Additional Services using a portion of County's Allowance.

SECTION 2. AUTHORITY

Each Party represents to the other Party that this Amendment has been executed in compliance with the requirements of Article 27 of the Agreement.

SECTION 3. GENERAL PROVISIONS

Capitalized terms used but not defined in this Amendment shall have the meanings assigned to them in the Agreement. In the event of a conflict between any provision of the Agreement and a provision of this Amendment, the provision of this Amendment shall control. Except as otherwise amended by this Amendment, all of the terms and conditions of the Agreement shall remain in full force and effect. This Amendment may be executed in counterparts, each of which shall be deemed to be an original, and all of such counterparts shall together constitute one executed original instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment, as of the Amendment Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day first mentioned above.

"County"

COUNTY OF STANISLAUS

By: [Signature]
Its: Chief Operate Office

"Bridging Architect"

HELLMUTH, OBATA & KASSABAUM, INC., a Missouri Corporation, licensed to do business in California

By: [Signature]
Its: VICE PRESIDENT

By: _____

Its: _____

Approved as to Form:

Date: 9/20/14

By: [Signature]
John P. Doering, County Counsel



Exhibit 1-C

A. *Town Square Planning*

General Description: HOK and Associated Engineers will master plan the entire Town Square region incorporating a phased approach to construction that allows Part B-Site improvements to Building E to integrate into a logical construction sequence. (See Exhibit 3)

HOK Scope includes:

Project Initiation (in progress)

Establish project understanding and objectives with Stanislaus County and all stakeholders identified by the County, and the project team:

- Define objectives, including desired features, challenges (in progress)
- Confirm budget and schedule (in progress)
- Identify team members and roles
- Identify decision makers, milestones and target deliverables (in progress)
- On-site reconnaissance

Development of Master Plan Alternatives

HOK will develop two master plan alternatives that will consider the following:

- Parking
- Vehicular and pedestrian circulation
- Security, including check-point
- Landscape, open space
- Interior and Exterior Views

Phasing

The Town Square Planning will be organized to accommodate the following (2) Phases:

- 2016: design and construction for Building E site improvements.
- Post-2016: design and construction for remaining elements described in Town Square Planning.

Selection of Preferred Master Plan Option

HOK will evaluate the Master Plan options with the project team and stakeholders, to arrive at two final alternatives for presentation to the County.

Preferred alternatives will be presented to the County for review and comment and final selection.

Comments will be incorporated into final option for confirmation by the County.

Civil work includes:

- Review Town Square Planning options and provide comments for parking, vehicular, and pedestrian circulations site layout.
- Review Town Square Planning for Civil compliance.
- Review open space requirements with County representatives.
- Attend meetings (in person or face to face) and provide correspondence as needed.

Cost Estimating includes:

- Assisting the County in developing an initial budget for Building E Site improvements
- Develop a Statement of Probable Cost (SOPC) for Building E Site improvements options described in the HOK scope above. Note: an estimate for the Town Square will not be provided until the final design is complete.

Note: Town Square Planning will be limited to 2 face to face meetings.



B. Site Improvements to service Building E: Concept Design

General Description: HOK will prepare Concept design drawings for the Site Improvements at Building E. Associated Engineering Group will participate in meetings, by phone or in person, and will review the design for civil compliance. The Site Improvements will conform to the existing site conditions and allow for the future improvements described in the Town Square Planning.

HOK Scope includes:

The Site Improvements include: privacy wall, required ADA parking for Building E, Memorial Garden, vehicular circulation, Pedestrian hardscape, and drought resistant landscaping.

Concept Design deliverables will be either computer generated or hand sketched plans that provide a concept design for the elements listed above. We will provide basic 3D sketch-up illustrations for the Memorial Garden to help with visualizations.

The Concept Design deliverables will be sufficient for the County to provide the design to a local Landscape Architecture firm to complete the design.

Civil Scope includes:

Review of design for general civil compliance. Review Cost estimates. Participate as needed.

Cost Estimating includes:

Updating the SOPC for Building E Site Improvements and a SOPC for the final Town Square Planning.

Note: Building E site improvements will be limited to 1 face to face meeting.

Exclusions

This proposal includes only Landscape and Civil design. No other engineering or design work is included. Here is a list of services NOT included in this proposal that the County may consider adding:

Signage Design

Lighting Design

The deliverables provided are not intended for construction. Renderings, models and other presentation materials not specifically described above, are not included. Specifications and detailed drawings are not included.



A. *Town Square Planning*
Lump Sum fee of \$43,000.

B. *Building E Concept Design.*
Lump Sum fee of \$17,000

Total compensation is \$60,000. This will be invoiced on a percent complete basis of the lump sum every month.



Site Scope Diagram

