

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

DEPT: Chief Executive Office

BOARD AGENDA: 5.B.6
AGENDA DATE: July 17, 2018

SUBJECT:

Approval to Use Existing Appropriations in the Chief Executive Office Plant Acquisition Budget to Support the Relocation of Two County Owned Modular Buildings Located at 530 South Santa Cruz Avenue in Modesto, California to County Center III, 917 Oakdale Road, Modesto California, for Future County Functions and Related Matters

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0362

On motion of Supervisor Chiesa Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Olsen, Chiesa, Withrow, Monteith, and Chairman DeMartini

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:



ELIZABETH A. KING, Clerk of the Board of Supervisors

File No

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

DEPT: Chief Executive Office

BOARD AGENDA:5.B.6
AGENDA DATE: July 17, 2018

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: Yes

SUBJECT:

Approval to Use Existing Appropriations in the Chief Executive Office Plant Acquisition Budget to Support the Relocation of Two County Owned Modular Buildings Located at 530 South Santa Cruz Avenue in Modesto, California to County Center III, 917 Oakdale Road, Modesto California, for Future County Functions and Related Matters

STAFF RECOMMENDATION:

1. Approve the relocation of two County owned modular buildings located at 530 South Santa Cruz Avenue in Modesto, California to County Center III at 917 Oakdale Road, Modesto, California. Award the relocation and the required utility connections for the County owned modular buildings to Pacific Mobile Structures Inc., of Ceres, California pursuant to the Bid.
2. Authorize the Chief Operations Officer, acting as Project Manager, to issue a Notice Inviting Bids for a minor tenant improvement project at the Sheriff's Coroner Facility at County Center III, 917 Oakdale Road, for the Sheriff's STARS Program relocating from 530 South Santa Cruz Avenue, set a bid due date, approve plans and specifications, and award the project, within the allowable thresholds using California Uniform Public Construction Cost Accounting Act (CUPCCAA) informal bidding procedures.
3. Authorize the Project Manager to issue Change Orders for up to \$25,000, consistent with the County's Change Order Budget Policy.
4. Direct the Auditor-Controller to transfer approved funds in the Fiscal Year 2018-2019 Chief Executive Office, Plant Acquisition Budget to Fixed Assets, as detailed in the attached Budget Journal.

DISCUSSION:

Earlier this year, Gallo Winery Inc. notified the County that it would need to relocate two County owned modular buildings located on Gallo Winery property at 530 South Santa Cruz Avenue in Modesto before September 2018. These County owned modular buildings were placed on Gallo property in the Airport neighborhood in the early 2,000's to provide a location for a Sheriff's Department substation. The Gallo Winery property has now been identified as the site of a new Modesto Irrigation District power

substation. Currently, the two County owned modular buildings at 530 South Santa Cruz Avenue are occupied by the Sheriff's STARS, a citizen volunteer program, and the Parent Resource Center. The Parent Resource Center is a local non-profit organization serving families in the Airport neighborhood.

As a result, it is recommended that the County's two modular buildings be re-located to County Center III at 917 Oakdale Road in Modesto in order to be available for future County use as needed.

Relocating these modular buildings will provide much needed space for Health Services Agency (HSA) programs that will need to be relocated from the old hospital buildings at the County Center II, Scenic Drive campus. The Health Services Agency Visioning and Master Planning process will recommend the Health Services Agency programs ultimately be relocated to County Center III, near the new long term Coroner's Facility. Having these modular facilities in place and available for HSA administrative and Public Health Family Services will be of great benefit in the near future.

If approved, the STARS program will be relocated to an unfinished space within the Sheriff's Coroner Facility at County Center III at 917 Oakdale Road. Staff is recommending to perform a minor tenant improvement project to create office space, a large conference area and update the mechanical systems to accommodate the STARS program. The tenant improvement project will be completed in the fall. During construction, STARS Administration will operate out of a temporary space at the Coroners' Facility and STARS program meetings will be held in other County facilities. At this time, the Parent Resource Center will temporarily operate in several vacant classrooms at Orville Wright Elementary School in the Airport neighborhood. Chief Executive Office staff continue to work with Parent Resource Center staff on a longer term solution within this neighborhood

POLICY ISSUE:

The Board of Supervisors must approve fund transfers in Fixed Assets in excess of \$10,000.

FISCAL IMPACT:

The cost to relocate the two County owned modular units located at 530 Santa Cruz Avenue is expected to be under \$200,000, which will include the costs of utility connections at the County Center III site. The modular units have a combined square footage of 4,320, which equates to a one-time relocation cost of \$46 per square foot. The purchase price of a new unit is estimated at \$90 per square foot. The cost to lease new modular units is estimated at \$1.10 per square foot per month and the cost to lease private office space is \$1.41 per square foot per month. Funding for this project is available in the Adopted Proposed Budget for the Chief Executive Office Plant Acquisition Fund.

The cost for the tenant improvement project at the unfinished space within the Sheriff's Coroner Facility at County Center III for the Sheriff's STARS is expected to cost approximately \$225,000. This includes \$175,000 in construction costs, which will be transferred from the approved services and supplies budget in the Chief Executive Office-Plant Acquisition budget per the attached budget journal, and \$50,000 in project administration costs already approved the Chief Executive Office-Plant Acquisition budget.

In addition, existing Chief Executive Office Plant Acquisition Funds will be used to support furnishings for this space.

BOARD OF SUPERVISORS' PRIORITY:

The recommended action is consistent with the Boards' priority of *Delivering Efficient Public Services and Community Infrastructure* by approving the relocation of County owned modular buildings for future County functions.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer, Telephone (209) 525-6333

ATTACHMENT(S):

1. Budget Journal

