

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

DEPT: Chief Executive Office

BOARD AGENDA: 5.B.10
AGENDA DATE: September 25, 2018

SUBJECT:

Approval to Complete the Health Services Agency Move to County Center III, Located on 917 Oakdale Road Modesto, California by Relocating the Final Modular Building and Completing Site Improvements, and Related Matters

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0477

On motion of Supervisor Chiesa....., **Seconded by Supervisor** Chairman DeMartini...
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.10
AGENDA DATE: September 25, 2018

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: Yes

SUBJECT:

Approval to Complete the Health Services Agency Move to County Center III, Located on 917 Oakdale Road Modesto, California by Relocating the Final Modular Building and Completing Site Improvements, and Related Matters

STAFF RECOMMENDATION:

1. Approve a plan to complete the Health Services Agency approved move to County Center III, located at 917 Oakdale Road Modesto, California by relocating the final modular building and completing site improvements at the County Center III location.
2. Authorize the relocation of a County owned modular building located at the Stanislaus County Public Works Corporation Yard to County Center III at 917 Oakdale Road, at an estimated cost of \$25,000 for moving and set up cost; and approve an inter-governmental transfer from the Health Services Agency to Public Works in the amount of \$10,000 to transfer ownership of the modular building between County Departments.
3. Approve Plans and Specifications for utility connections and the site improvement project at 917 Oakdale Road.
4. Set a bid due date of November 7, 2018 and authorize the Project Manager to adjust the date as necessary.
5. Direct the Auditor Controller to increase appropriations for the Health Services Agency by \$35,000 using fund balance, and increase estimated revenue for Public Works by \$10,000, as detailed in the attached budget journal.

DISCUSSION:

Background

The Health Services Agency (HSA) has been located at 830 Scenic Drive, known as County Center II, since the early 1930's. Many of the buildings are past their useful lives and need to be replaced. Two significant flooding events occurred at the site, in 2016 and 2017, forcing the relocation of many HSA services and functions. Some services were relocated to other spaces at County Center II and to County Center III at Oakdale and Scenic Roads and others were relocated off-site, such as specialty clinics which were relocated to 1524 McHenry Avenue.

Strategic Visioning Business and Facility Plan Implementation

On July 17, 2018 the Board of Supervisors approved the Health Services Agency (HSA) Strategic Visioning Business and Facility Plan. Included in this action was the approval to begin both immediate and long-term relocation of most of the Health Services Agency Divisions from County Center II at 830 Scenic Drive to County Center III at 917 Oakdale Road. The long-term planning is underway to construct a new Health Services Agency/Public Health Building at County Center III in the future.

Also, on July 17, 2018, the Board of Supervisors authorized various improvements at County Center III in support of the immediate relocation effort which initially included the relocation of two County owned modular buildings and a tenant improvement project inside the existing County Center III buildings.

Now presented are the recommendations to complete this relocation plan. The lowest cost option to complete the immediate relocation plan and provide for the third needed modular facility is to relocate a County-owned modular building located at the Stanislaus County Public Works Corporation Yard. This building was used during the construction of the new Public Works facility and is no longer needed by Public Works and its layout will not require any additional modification for use by HSA.

The modular building was paid for using Stanislaus County Road Funds. To complete the transfer, HSA will transfer \$10,000 to Public Works, an estimate of the modular building's current value and pay for all relocation costs.

The final step in the process is to complete site improvements for all three modular facilities, which include bringing power, water, sewer and data to the site at County Center III, acquisition of decking and minor restriping of the parking lot to ensure compliance with the Americans with Disability Act.

If approved HSA Administration, Materials Management, Human Resources, Custodial Services and the Public Health Family Health Services Program will join other Public Health programs which were relocated to County Center III after the HSA Central Unit experienced a major water leak in 2016. Some Public Health services and the Family and Pediatrics Health Center will remain at County Center II until further planning is completed and approved.

It is recommended that the Board of Supervisor approve plans and specifications for the site utility plan, authorize the relocation of a third modular building, approve HSA's expenditure increase using Departmental Fund Balance to cover costs, and an inter-governmental transfer from the HSA to Public Works.

POLICY ISSUE:

The Board of Supervisors directs the County's Capital Projects efforts and must approve appropriation of unbudgeted revenues and/or fund balance/retained earnings from any source.

FISCAL IMPACT:

To date, the Board of Supervisors has already approved the initial relocation of the first two modulars and their site utilities for those two modulars, which was estimated to cost \$200,000. The complete plan now shown below accounts for the total cost for the Health Services Agency (HSA) relocation plan estimated at \$622,000 and is reflected in the chart below.

Project	Cost	Source
Relocation of Two County Owned Modular Buildings from South Santa Cruz Avenue	\$119,000	FY 18-19 CEO Plant Acquisition Budget
Relocation of One County Owned Modular from Public Works Corporation Yard	25,000	HSA Fund Balance
Estimate Cost for Site Improvements (Utilities Parking, Decks/Ramps)*	200,000	FY 18-19 CEO Plant Acquisition Budget
Internal Tenant Improvement Project*	238,000	FY 18-19 CEO Plant Acquisition Budget
Inter-governmental Transfer Between HSA and Public Works	10,000	HSA Fund Balance
Site Security	30,000	FY 18-19 CEO Plant Acquisition Budget
Total	\$622,000	

* Reflects increased cost for more comprehensive site utilities.

Of this amount \$587,000 will be paid for using approved funds in the Fiscal Year 2018-2019 Chief Executive Office-Plant Acquisition Budget and \$35,000 will be paid for from HSA Fund Balance. Approval of this item will increase the HSA budget by \$35,000 using HSA Public Health Fund Balance of which \$10,000 will go to Public Works for the transfer of the Modular Building.

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 a third modular building, site improvements, and site security needed to relocate the HSA divisions listed in this item to County Center III at 917 Oakdale Road.

STAFFING IMPACT:

This relocation effort will be successfully completed by existing Capital Projects staff in coordination with HSA staff.

CONTACT PERSON:

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

ATTACHMENT(S):

1. Plans and Specifications - Available from Clerk
2. Budget Journal

Plans and Specifications

(Available from Clerk)

