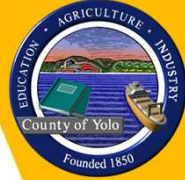


Historic Courthouse Capital Project Planning

September 24, 2024

General Services Department
Ryan Pistochini





Roadmap

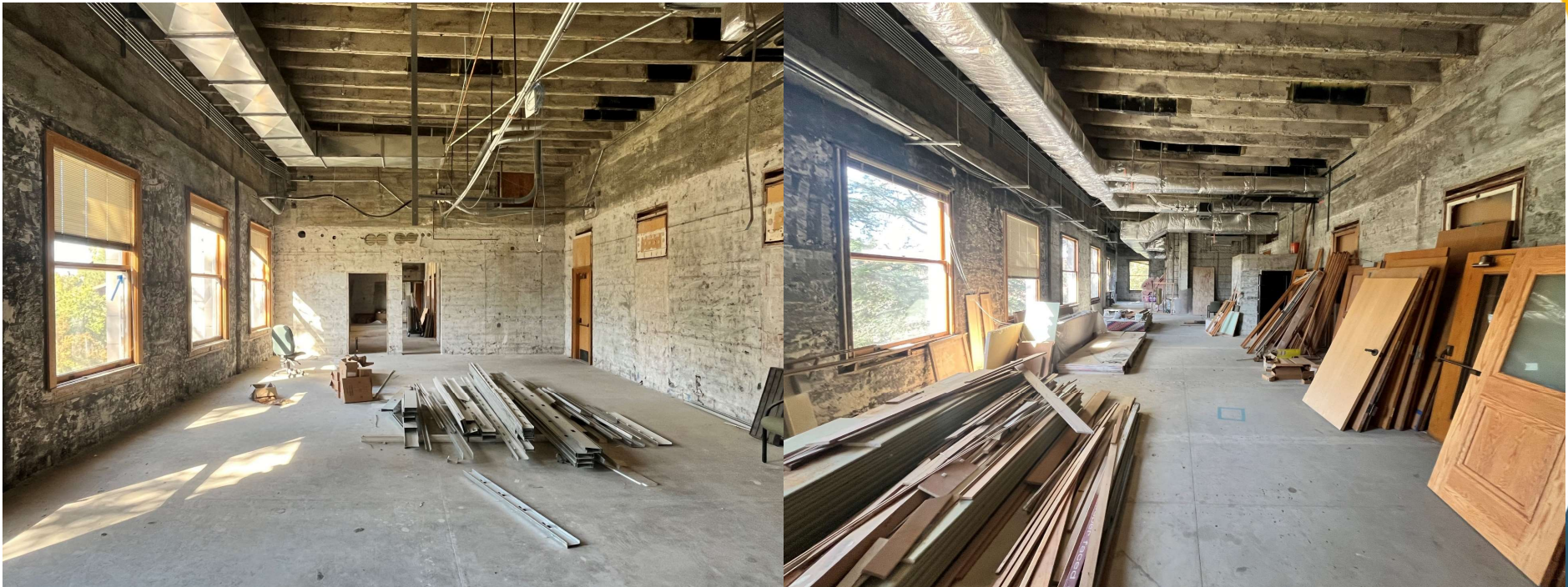
- Current State
 - Review current issues with the Historic Courthouse
- Review space plan concept
- Review project delivery methods for improvements
- Consider proposed ad hoc committee and community advisory committee
- Requested Actions
 - Approve space plan concept
 - Provide guidance to staff on committees and project delivery methods



Current State

- The Historic Courthouse underwent significant construction in 2019/2020 to convert the first two floors into Probation Department offices.
- The third floor was deconstructed except for the west and east courtrooms.
- Lack of occupancy in buildings can result in overlooking problematic maintenance issues.
- The Historic Courthouse has deteriorating window frames that need repair or replacement.
- The Historic Courthouse still has lead paint in parts of the third floor.
- The grounds in front of the Historic Courthouse need renewal.

Current State



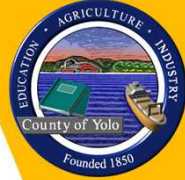
Current State





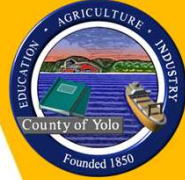
Third Floor Improvements

- Third floor presents an opportunity to meet growing demands for more office space by Administration Building occupants.
- Staff reviewed potential relocation of Board of Supervisors, County Administrator's Office, County Counsel's Office, Department of Financial Services, Assessor/Clerk-Recorder/Elections Office, and Human Resources departments to the Historic Courthouse.
- Moving any of those departments creates space in the Administration Building for remaining departments to expand into with future planning.
- Third Floor has approximately 6,500 square feet of programmable space, with capacity for approximately 30 people.



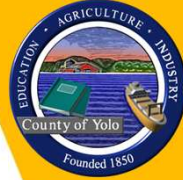
Third Floor Improvements – continued

- Biggest challenge of any capital improvement is defining space needs and goals before meeting with architects and engineers to avoid costly mid-design changes.
- Based on feedback from departments, the size of departments, and compatibility of working in a public safety building, recommendation is to move into the third floor:
 - Board of Supervisors and their deputies (15 employees)
 - Does not include Clerk of the Board or Board Chambers
 - County Administrator's Office (17 employees)



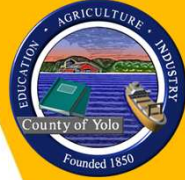
Courthouse Grounds

- Grounds in front of the courthouse could be better utilized and modernized.
- Future opportunity to redesign the landscape and hardscape to meet community needs and provide an inviting entrance to the County offices.
- Staff recommends starting planning after third floor improvements are fully designed.



Project Delivery Method

- Design-Bid-Build is the County's traditional method of designing and constructing capital projects.
 - County (1) contracts with an architect/engineer to develop plans, (2) obtains a cost estimate for construction, (3) advertises for bids, and (4) enters into a construction contract with lowest responsible bidder.
- Alternatively, the County can explore Design-Build which may result in a faster project schedule and possibly some cost savings.
 - County (1) develops specifications, (2) solicits proposals for a joint designer-builder partnership, (3) enters into a contract for both the design and construction of the project.
 - County can decide whether to award to lowest bidder or based on "best value."
 - County will need to review additional state law requirements governing design-build, including labor compliance and pre-qualification requirements.



Requested Actions

- Approve conceptual space plan for the third floor of the historic courthouse.
- Provide direction to staff on project delivery method.
- Provide direction to staff on establishing an ad hoc committee for this project and a community advisory committee.
 - Staff will return next Board meeting with ad hoc appointment and community advisory committee scope if the Board is interested in forming such committees.