



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Board Report

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**File #: 13-1245, Version: 1**

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- a. Approve Professional Services Agreement with Page & Turnbull, Inc. to provide an Adaptive Reuse Feasibility Study for the Old County Jail located at 142 West Alisal Street, Salinas CA, Project No. 8850, RFP No. 10438, in an amount not to exceed \$119,700, for a term of December 16, 2013 to June 13, 2014, in accordance with the terms and conditions of the Agreement; and
- b. Authorize the Contracts/Purchasing Officer to execute the Professional Services Agreement and up to three (3) future amendments to the Agreement where the amendments do not significantly alter the scope of work or change the approved Agreement amount.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve Professional Services Agreement with Page & Turnbull, Inc. to provide an Adaptive Reuse Feasibility Study for the Old County Jail located at 142 West Alisal Street, Salinas CA, Project No. 8850, RFP No. 10438, in an amount not to exceed \$119,700, for a term of December 16, 2013 to June 13, 2014, in accordance with the terms and conditions of the Agreement; and
- b. Authorize the Contracts/Purchasing Officer to execute the Professional Services Agreement and up to three (3) future amendments to the Agreement where the amendments do not significantly alter the scope of work or change the approved Agreement amount.

### SUMMARY/DISCUSSION:

In July 2013, RFP No. 10438 was issued to engage a consultant through a competitive selection process in accordance with County policies and State law, to complete a Study which would develop and analyze multiple adaptive reuse alternatives for the facility. In the development of the multiple adaptive reuse alternatives, the consultant will analyze the physical and historic characteristics of the site and existing reports pertaining to the County's space needs, and also lead the public process to gather input from stakeholders and interested parties through planned public workshops. The Study will provide a detailed development of the one alternative that presents the greatest feasibility, value, and advantage to the County. The consultant will also prepare site plans, elevations, and perspectives in support of the development of the proposed alternative forwarded in the Study.

Proposals in response to RFP No. 10438 were received on August 6, 2013. Selection was conducted in accordance with County policies and State law, including Monterey County Local Preference Policy, Section J.1. for Professional Services, including providing additional points for local preference. Consultant firm Page & Turnbull, Inc. (San Francisco Office) was selected on the basis of demonstrated competence and professional qualifications. Negotiations with Page & Turnbull resulted in a proposed scope of work and budget of \$119,700, and Agreement term from December 16, 2013 through June 13, 2014.

### OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and Auditor-Controller, have reviewed and approved the Professional Services Agreement as to form and legality, and fiscal provisions, respectively.

FINANCING:

There is no financial impact to the General Fund. The FY2013-14 Adopted Budget for Fund 402 includes \$88,484 for this project; however the project fund balance remaining is \$368,553. If the Board approves the recommendation to move forward with the Adaptive Reuse Feasibility Study for the Old County Jail, the additional funds needed in the amount of \$123,200 will be included when the Resource Management Agency-Public Works returns to the Board requesting to modify the Fund 402 budget that incorporates the true up in actual expenditures from FY 2012-13.

Prepared by: Dave Pratt, Management Analyst III, (831)796-6091

Approved by:

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Robert K. Murdoch, P.E., Director of Public Works

Approved by:

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Benny J. Young, RMA Director

Dated: December 6, 2013

Attachments: Professional Services Agreement with Page & Turnbull, Inc.; Project Budget; Location Map; (Attachments on file with the Clerk of the Board)