



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Public Works



DATE: May 13, 2010
BOARD MEETING DATE: June 8, 2010
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors
FROM: James C. Porter, Director of Public Works
SUBJECT: Agreement with KMD Architects - Hillcrest Juvenile Facility Demolition (Project. P7T08).

RECOMMENDATION:

Adopt a Resolution:

- (1) Waiving the Request For Proposal process;
- (2) Authorizing the President of the Board of Supervisors to execute an agreement with KMD Architects in the amount of \$171,279 for architectural and engineering services related to the deconstruction and demolition of Hillcrest Juvenile Facility, effective June 8, 2010 to June 7, 2011; and
- (3) Authorizing the Director of Public Works to execute contract revision orders up to a maximum aggregate amount of \$25,690, or approximately 15% of the contract amount.

BACKGROUND:

The San Mateo County Hillcrest Juvenile Facility (Hillcrest), consisting of the Juvenile Hall, Juvenile Courts, and Probation Department offices, is a complex of buildings constructed between 1947 and 1978. Hillcrest was vacated by the Probation Department in 2006, when the new Youth Services Center (YSC) was opened. As part of the YSC Master Planning process, Hillcrest was evaluated for historic value, and deemed not eligible for inclusion on the National Register of Historic Places. Currently, Hillcrest is no longer in use, and was designated for deconstruction and demolition as part of the YSC Master Plan.

On December 1, 2009, the Board adopted Resolution No. 070545, which adopted plans and specifications, including conformance with prevailing wage scale requirements, and called for sealed bids for Hazardous Materials Abatement project. Due to its age, Hillcrest contains significant asbestos and other hazardous materials. These materials must be removed and disposed of separately, prior to deconstruction and demolition, in

order to contain them and prevent their dispersal throughout the environment.

On March 23, 2010, the Board adopted resolution 070677, which rejected the 14 bids that were received for this project. After reviewing the bids, the Department recommended that it would be more efficient and cost effective to combine the abatement, deconstruction, and demolition phases into one project.

DISCUSSION:

As the YSC Master Plan Architect-of-Record, KMD delivered the first two elements of the YSC Master Plan: the Youth Services Center, including the Margaret J. Kemp Girls Camp; and the Receiving Home. Per the Master Plan, this agreement with KMD allows the Department to obtain preliminary architectural drawing and engineering services to complete the Hillcrest demolition.

Waiving the RFP process will maintain the project's design continuity by executing an agreement with KMD and leveraging the previous work and familiarity of the YSC Master Plan to expedite the removal of Hillcrest in the Summer of 2010. Therefore, it is in the best interest of the County to waive the RFP process and contract with KMD Architects.

County Counsel has reviewed and approved the Resolution and Agreement as to form.

Approval of this action contributes to the Shared Vision 2025 outcome of an Environmentally Conscious Community by deconstructing the Hillcrest Juvenile Facility in an environmentally responsible and appropriate manner

FISCAL IMPACT:

This project will be financed through dedicated lease revenue bonds for the Youth Services Campus master project. These funds are administered by California Financial Services, and there are sufficient bond funds available to complete the project.