

PUBLIC BUILDINGS AND PROPERTY COMMITTEE

*Update of Pat Riley Family Court (Building 180)
Formerly the Logan Building
768 Pleasant Valley Road
Diamond Springs*

Reason for the Report

The Grand Jury selected the Pat Riley Family Court Building (The Building) as one of its general reviews for 2002/2003.

Scope of the Investigation

The members of the Grand Jury:

- Made an announced visit to The Building on April 17, 2003;
- Toured the facility with the Facilities Manager from El Dorado County General Services;
- Interviewed the General Manager of El Dorado County General Services;
- Reviewed various Board of Supervisors meeting minutes, memos and renovation plans;
- Reviewed previous Grand Jury Reports for the year's 1999/2000, 2000/2001 and 2001/2002.

Background

The Building, located in Diamond Springs, was designed and constructed by the contractor for his personal and company use. Due to the death of the contractor, the incomplete building and adjacent parcels were put up for sale in 1997.

Although it was appraised at \$1,675,000 in May 2000, the County purchased The Building and adjacent parcels for \$1,860,679 without having a plan for its use. The acquisition, which resulted in controversy, was investigated by the Grand Juries of 1999/2000 and 2000/2001. Their findings were included in their respective reports.

Seventeen months later, in November 2001, an offer to purchase The Building for \$729,000 was received along with the purchase price analysis. The Board of Supervisors rejected the offer. Instead they approved the following on November 21, 2001:

- (a) Expand and relocate Superior Court Family Law facilities from the Main Street Placerville Courthouse to the main level of The Building, and move the Court Administration Unit from Building C to the upper level of The Building;
- (b) Authorize the General Services Department to engage an architectural firm to work with the Superior Court to refine project space, layout(s) and The Building's retrofit cost estimates. The Building was to accommodate two courtrooms, the Family Law Department, and the Court Administrative Unit;
- (c) Approved the potential funding and designated \$2,557,517 for this undertaking;
- (d) Appoint a Board of Supervisors Court Facilities Committee to monitor the project development and finances in coordination with the Superior Court and General Services Department. In addition, they would pursue the prospect of State reimbursement of the County General Fund expenditures as proposed in the October 2001 Final Report of the State Task Force on Court Facilities.

The Grand Jury members toured The Building, which is located approximately seven miles from the County Government Center to observe the condition and use of the building. The Building has three levels:

- The main level (10,500 square feet) has not been used because of its major renovations/retro-fitting requirements.
- The lower level (3,573 square feet) is occupied by personnel of the Sheriff's Department, after a retro-fitting cost of \$108,000. However, plans for the Family Court Center requires the Sheriff's Department personnel to be relocated.
- The upper level (2,648 square feet) has five office spaces of which only one is used. The remaining four offices are in need of renovations.

During the tour of The Building, it was noted there is no interior access from the main level to the other two levels. There is no elevator. The building does not meet standards for the American with Disabilities Act (ADA).

Findings

F1. The Building is not conveniently located to the County Government Center.

Response to F1: The respondent agrees with the finding.

F2. The Building needs major renovations to be usable for County purposes.

Response to F2: The respondent agrees with the finding.

F3. Seventy-five percent of The Building has not been used since the purchase in May 2000.

Response to F3: The respondent agrees with the finding.

- F4. In November 2001 the Board of Supervisors approved use of The Building for Superior Court Family Law; however, no actual plans have been implemented.

Response to F4: The respondent disagrees partially with the finding.

The Superior Court has been working with the County's General Services Department, and their consultant, and has been in routine communications with County officials regarding the Pat Riley Family Court since November 2001. The Court was included in the selection of consultants, has been involved in the review of the feasibility analysis performed by the chosen consultant and has also participated on the design. The building evaluation has been completed and a conceptual plan has been developed which identifies proposed building modifications.

Recommendations

- R1. In light of the countywide office space need, the Board of Supervisors should reconsider their options and move forward expeditiously.

Response to R1: The recommendation has not yet been implemented, but will be implemented in the future. As noted in finding F3 listed above, the building will require major renovations before it will meet the needs for either the County or the Courts. As described in finding F4, the County has been working with the Courts and consultants and has performed a feasibility analysis, which includes a conceptual plan that identifies building modifications which must be completed before the Courts can move in.

Actual plans have not been implemented, relative to plan development, however, the General Services Department is working diligently with the Planning Department to address CEQA issues as they relate to the use of this building by the Courts. In conjunction with this activity, the General Services Department intends to contract with an outside consulting firm to prepare the necessary plans as required for the renovation of the building. General Services anticipates that the CEQA and Plan preparation will be complete by December 2003. General Services anticipates accepting bids for the project in March 2004, with construction starting in May 2004. Occupancy is estimated for December 2004.

Responses required for Findings

F1 through F4	El Dorado County Board of Supervisors Chief Executive Officer Superior Court
---------------	---

Responses for Recommendations

R1	El Dorado County Board of Supervisors Chief Executive Officer Superior Court
----	---