



County of Santa Cruz

COUNTY ADMINISTRATIVE OFFICE

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SUSANA A. MAURIELLO, J.D., COUNTY ADMINISTRATIVE OFFICER

April 12, 2002

Agenda: April 23, 2002

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

STATUS REPORT ON WATSONVILLE COURT FACILITY- 200 MAIN STREET PROJECT

Dear Members of the Board:

On March 19, 2002 we reported to your Board that the City of Watsonville was reviewing proposals from private developers for the 200 Main Street project. We advised your Board that the selection of a developer would likely result in certain modifications to the overall project that would need to be addressed prior to the development of the Cooperation Agreement between the City and the County. On March 26, 2002 the City approved an agreement with Griffin Structures as the developer for the project. Griffin will be responsible for the delivery of the overall building with the City retaining ownership of the public spaces. As you will recall, the Memorandum of Understanding between the County, City, and the City Redevelopment Agency approved on January 29, 2002 provides that any agreement with a developer that is entered into by the City is subject to the MOU and any subsequent agreements between the City and the County.

We believe that Griffin will be a valuable addition to this project. Griffin has an excellent reputation in the industry and has completed several public buildings, including the Family Law Court of Riverside County which has been selected as the model court for specialized court services. Griffin will be using LPA Architects for building design services. LPA is a highly regarded architectural firm that has designed numerous award winning public buildings in California. Locally, LPA has designed the Ann Soldo Elementary School and the Landmark Elementary School in Watsonville. LPA will be primarily responsible for the core and shell of the building. As your Board is aware, the Court and related County spaces will be designed by Peter Kasavan, Architects. We will be bringing a contract for Mr. Kasavan's continued services to your Board within the next month.

An initial meeting was recently held with all the parties and the City's developer to review the overall project and discuss the time frame for next steps. As your Board will recall, the plans for this building include a complex mix of public and private elements. The major public spaces include the City Library, City Hall, and the Superior Court, with private retail areas on the ground floor and residential units on the upper floors. The developer will be working to refine the overall program as necessary in order to gain efficiency in all aspects of the building. We do not anticipate that this will have any material impact on the program for the Court and County related spaces, but rather would result in a more efficient overall plan for the building.

With regard to time frame, the various parties will be meeting on a regular basis to develop a final conceptual plan for the building. We are also working on the Cooperation Agreement and Lease with the City that will incorporate the elements of the MOU, a governance structure, and the final conceptual plan. We will be returning to your Board in early June with a status report on these efforts.

It is therefore Recommended that your Board:

- 1) Accept and file this status report on the Watsonville Courts project at 200 Main Street; and,
- 2) Direct the County Administrative Office to report back to your Board with a further report on this matter on or before June 11, 2002.

Very truly yours,



Susan A. Mauriello
County Administrative Officer

cc. Superior Court
Carlos Palacios, City Manager, City of Watsonville
Jan Davison, Director, City of Watsonville Housing and Economic Development
Sheriff-Coroner
District Attorney
Public Defender
Probation
General Services
Peter Kasavan, Architect
Robert Wetmore, Keyser Marston, Inc.
Griffin Structures, Inc.