



# County of Santa Cruz

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## COUNTY ADMINISTRATIVE OFFICE

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

June 2, 2002

Agenda: June 11, 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 April 23, 2002 we provided your Board with a status report on the 200 Main Street project in Watsonville which will house a mix of public and private spaces, including the Superior Court and related activities. At that time, we informed your Board that the City of Watsonville had selected a private developer and architect who would be responsible for the delivery of the overall building with the City retaining ownership of the public spaces, subject to the terms of the County and City Memorandum of Understanding (MOU).

Work on the project is continuing. Meetings have been held with all the parties and the City's developer to review the overall project and to discuss options for restructuring the project in order to gain efficiency in all aspects of the building. Options for design and layout are still under review for financial and operational impact. One of the building issues that is currently under review relates to the risks of flooding and the various architectural solutions to address the issues in order to minimize potential future damages. Given the site's proximity to the Pajaro River, and the development of this site as a major public service facility, the issue of adequate flood protection for the building is critical.

With regard to the time frame for the project, we previously informed your Board that the City has received an extension from the Economic Development Administration (EDA) for the expenditure of funds associated with the parking garage. This has reduced the immediate time pressure for commencing construction on the parking garage and allows for a better coordination of the two structural components of the overall project. The County and the City are eager, however, to move toward completion of the design concept so that schematic design can begin and the Cooperation Agreement and Lease between the City and the County can be completed.

In addition, the City of Watsonville has recently approved a financial agreement with the developer for pre-development expenses and the developer has formed a limited liability company (LLC) to undertake the development. County staff is also working with our architect, Peter Kasavan, on a contract extension for the remaining design services for the Superior Court, and on a consolidation of previously approved financing for the project. These documents will be brought to your Board on June 25, 2002 with a further status report on the project.

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 June 25, 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  
Criminal Justice Council  
Peter Kasavan, Architect  
Robert Wetmore, Keyser Marston, Inc.  
Griffin Structures, Inc.