



# Board Agenda Item 31

DATE: October 7, 2025

TO: Board of Supervisors

SUBMITTED BY: Raymond T. Hunter, Director, General Services Department

SUBJECT: Agreement with M. Arthur Gensler Jr. & Associates, Inc.

RECOMMENDED ACTION(S):

- 1. Approve and authorize the Chairman to execute an Agreement with M. Arthur Gensler Jr. & Associates, Inc., to develop and prepare a comprehensive County Facilities Master Plan, effective October 7, 2025, through October 6, 2026, total not to exceed \$642,195; and**
- 2. Approve and authorize the County Administrative Officer, or their designee, to approve and execute written changes to key personnel and items in the project budget, which collectively do not exceed ten percent of, or result in any change to, the total maximum compensation payable to M. Arthur Gensler Jr. & Associates, Inc.**

There is no additional Net County Cost (NCC) associated with the recommended actions. Approval of the first recommended action will authorize an Agreement with M. Arthur Gensler Jr. & Associates, Inc. (Gensler) to develop and prepare a County Facilities Master Plan (Plan) to guide the development and assessment of County properties over the next ten years.

Approval of the second recommended action will allow the County Administrative Officer (CAO), or their designee, to revise the project budget in order to meet project objectives, provided such revisions collectively do not exceed ten percent of the maximum compensation under the Agreement. Additionally, approval of the recommended action will allow the CAO, or their designee, to approve changes in key personnel assigned to the project, without any increase in maximum compensation. This item is countywide.

ALTERNATIVE ACTION(S):

There are no viable alternatives to the first recommended action as it aligns with your Board's direction to produce the Plan. The County does not maintain the infrastructure and staff expertise required to develop a countywide Plan.

Your Board could approve the recommended Agreement without delegating authority to the CAO to make changes to key personnel or the budget. In this event, if any adjustments are needed, staff will bring an amendment before your Board for consideration.

FISCAL IMPACT:

There is no increase in NCC associated with the recommended actions. Sufficient appropriations and estimated revenues are included in Hall of Records Improvements Org 8861 FY 2025-26 Adopted Budget and will be included in the FY 2026-27 Recommended Budget request, if necessary.

DISCUSSION:

Staff received direction from your Board to engage an experienced consultant to develop the Plan. The goal of this Plan is to assess current and future space needs while guiding long-term service planning. This includes a detailed analysis of space utilization, a prioritized action plan with financial and implementation roadmaps, and a ten-year timeline for facility improvements. The Plan will also outline reuse and disposition options for County properties that are no longer needed for County purposes. The Plan will focus on both downtown Fresno and outlying areas, incorporate a property strategic plan and gap analysis, and require close coordination with departments to ensure consensus and optimal use of assets.

On December 6, 2024, the County's Purchasing Division (Purchasing) issued Request For Proposal (RFP) No. 25-029 for a Plan Consultant, with a closing date of February 21, 2025. Four proposals were received by the closing date from MGT Impact Solutions, LLC (\$305,244), Gensler (\$642,195), Griffin Structures (\$1,575,020), and Facility Programming and Consulting (\$2,098,926).

Purchasing established an RFP Review Committee comprised of a Deputy CAO of the Administrative Office, Deputy Director of General Services, and Deputy Director of Public Works and Planning. The RFP Review Committee reviewed and ranked all proposals based upon capability, qualifications, management plan, and cost. Although Gensler was the second lowest bidder, the committee found that Gensler was the most responsive, responsible and qualified, whose proposal was determined to be the most advantageous to the County.

The Plan aims to maximize use of existing County spaces, reduce reliance on leased properties, and address needs such as public access, safety, site improvements, and potential renovations. It emphasizes preservation, redevelopment, and adaptive reuse of current facilities while planning for new ones. Gensler will also analyze funding strategies and financial scenarios for facility alternatives.

Developed by Gensler in collaboration with County staff, the Plan is expected to be completed within one year and will be presented to your Board. Regular workshops and milestone meetings will ensure alignment with County priorities and ongoing collaboration throughout the process.

Approval of the recommended Agreement will provide a comprehensive ten-year Plan to guide the development and assessment of county properties to maximize space and operational efficiencies. Approval of the second recommended action will allow the CAO, or their designee, to authorize changes in key personnel and the project budget, not to exceed ten percent of, or result in any change to the total maximum compensation.

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Agreement with Gensler

CAO ANALYST:

Amy Ryals