



# Monterey County

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## Board Report

Legistar File Number: A 17-120

May 23, 2017

Introduced: 4/21/2017

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) or his designee to execute Amendment No. 2 to the agreement (A-12753) with RBB Architects for the Radiology Modernization Project at NMC, extending the agreement an additional two (2) year period (July 1, 2017 through June 30, 2019) for a revised full agreement term of September 23, 2014 through June 30, 2019, and adding \$1,307,000 for a revised total agreement amount not to exceed \$2,524,350.

### **RECOMMENDATION:**

#### **It is recommended the Board of Supervisors:**

- a. Authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) or his designee to execute Amendment No. 2 to the agreement (A-12753) with RBB Architects for the Radiology Modernization Project at NMC, extending the agreement an additional two (2) year period (July 1, 2017 through June 30, 2019) for a revised full agreement term of September 23, 2014 through June 30, 2019, and adding \$1,307,000 for a revised total agreement amount not to exceed \$2,524,350.

### **SUMMARY/DISCUSSION:**

NMC is in the construction document stage of modernizing the Radiology Department on the first floor of Building 500. The Radiology Department will be adding two new Computerized Tomography (CT) scanners, a new Magnetic Resonance Imaging (MRI) as well as creating an Angiography hybrid suite for Interventional Radiology (IR).

On September 30, 2014 the Board of Supervisors approved the agreement (A-12753) with RBB Architects for \$862,450 to provide Architectural services for the Radiology Modernization project per RFQ #9600-54 at Natividad Medical Center. On February 23, 2016 the Board of Supervisors approved Amendment No. 1 in the amount of \$354,900 to add various services to produce a comprehensive set of construction documents for OSHPD (The Office of Health Planning and Development) plan review. RBB submitted the construction documents to OSHPD on May 15, 2015. RBB architects addressed comments from OSHPD after receiving the first plan review document and resubmitted on May 20, 2016. RBB then received comments back from OSHPD on August 16, 2016 and resubmitted to for the second time on November 7, 2016. Each plan resubmittal implements design requirements identified by the health and safety code, air balance report and site surveys. NMC desires to increase the scope of services beyond original agreement and Amendment No.1 to also include the following:

1. Nurse Call System: RBB architects will include a design of a new nurse call system to be implemented during phased construction in Radiology. RBB will include a new nurse call Master Station, head end panel to serve Telecommunications, PBX, and be a point of connection for the rest of the hospital departments when NMC proceeds with a whole hospital upgrade. Cost to include the nurse call system is \$26,000.
2. Radiology Chiller System: With the addition of a CT scan, MRI, and the Angiography/IR Suite there had been identified that there will be additional heat load that the building wasn't designed to handle. RBB and their consultants will design a new chiller systems to be installed on the roof top of building 500. This chiller system will supply chilled air to these procedure rooms and associated computer rooms for the CT, MRI and Angiography/IR Suite. The design fee to add the chiller system costs \$189,000.
3. Imaging Equipment Site Specific Drawings: The initial site specific drawings were provided by Siemens and was submitted for OSHPD review. The original submission to OSHPD was based on generic imaging system drawings provided by Siemens. The scope of this service is to review the site specific drawings and make modifications to the design documents. This will compare what was submitted to OSHPD and actual equipment that is going to be installed. The fee for these additional services will cost \$92,000.
4. Air System Infrastructure: Test and Air Balance (TAB) Report - Reviews and Systems Corrections: The TAB report documents show that the extant air is a changed condition from the last documented OSHPD approved air balance for the air handlers serving the Imaging Department. To achieve the phased occupancy the existing Imaging Department will require either justification that the existing conditions are compliant or a rebalancing to bring them into compliance. The extent of the modifications requires additional field measurements and TAB reports to document the existing condition and a compliant pre construction air balance. The fee for these additional services is \$140,000.
5. Bidding and Pre-Construction Assistance: This will include an added scope of services for Bidding and Pre-Construction Assistance. The fee for these additional services is \$25,000.
6. Radiology Door Control System Upgrade and Control Room Public Address (PA) Speakers: This will provide construction documents for the expansion of the Door Control System upgrade in the project area and addition of PA speakers in the control rooms. The existing security door controllers in Radiology are at full capacity controlling two doors. The current design requires control of an additional nine (9) doors. The fee for these additional services is \$35,000.
7. The original scope described in the Request for Qualifications, RFQ, included a renovation with a 6 month construction duration and two phases. To accommodate operational requirements, the current project consists of four major phases and three minor phases, for a total of seven phases. An updated schedule reflects the seven phases

and a total construction duration of 26 months through project close-out. The Construction Administration (CA) services as proposed include tasks assumed by a Construction Manager when one is engaged. The extended CA fee proposal includes the same monthly CA rates provided in our original Fee Proposal, dated April 8, 2014 for Architectural, Mechanical, Electrical, and Structural professional services. NMC requested the engagement of a Construction Manager in addition to the Architect. The cost for this service is \$800,000.

As a result of the additional scope and services needed for the Radiology Modernization project, NMC is requesting an additional \$1,307,000 for the RBB agreement (Amendment No. 2). NMC originally received Board of Supervisor's approval to enter into an agreement with RBB on September 30, 2014 for \$862,450. On February 23, 2016 NMC received Board of Supervisor's approval via Amendment No.1 to add \$354,900 to the RBB agreement. The requested action to approve Amendment No.2 will yield a new total agreement amount of \$2,524,350.

NMC transferred \$12,291,912 to fund 404 for the design and construction of the Radiology Modernization project on October 14, 2016. NMC's current expenditures through February 2017 are \$1,769,169.08. The breakdown of expenditures is as follows: design expenditures- \$1,209,040, preconstruction expenditures- \$329,351.24 and OSHPD building permit fees- \$230,777.84. This requested increase will leave \$10,844,470.92 for construction and associated fees. Our original estimate for the construction is \$10,236,545. Therefore, at this time, we forecast that this increase is covered by existing appropriations.

**OTHER AGENCY INVOLVEMENT:**

County Counsel has reviewed and approved this amendment No. 2 as to legal form and risk provisions, and the Auditor-Controller has reviewed and approved as to payment provisions. The Amendment No. 2 has also been reviewed and supported by NMC's Finance Committee on March 23, 2017 and by its Board of Trustees on April 7, 2017. It has also been reviewed and approved by the Capital Improvement Committee on April 10, 2017 and by the Budget Committee on April 28, 2017.

**FINANCING:**

The cost for this Amendment No. 2 is \$1,307,000 of which \$6,145,956 is included in the Fiscal Year 2016-17 Adopted Budget. There is no impact to the General Fund.

**BOARD OF SUPERVISORS STRATEGIC INITIATIVES:**

- Economic Development
- Administration
- Health and Human Services
- Infrastructure

This amendment to the agreement allows for completion of the construction document stage of the Radiology Modernization project needed to address comments received by The Office of

Health Planning and Development (OSHPD) and implement design requirements identified by the health and safety code, air balance report and site surveys.

\_\_\_ Public Safety

Prepared by: Brian Griffin, Project Manager, 783-2605

Approved by: Gary R. Gray, DO, Chief Executive Officer, 783-2504

Attachments:

Amendment No. 2 to Agreement with RBB Architects Inc.

Amendment No. 1 to Agreement with RBB Architects Inc.

Original Agreement with RBB Architects Inc.

Spend Sheet



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Dr. Gary Gray, Chief Executive Officer



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Date