



Monterey County

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Board Report

Legistar File Number: 16-358

March 22, 2016

Introduced: 3/15/2016

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Adopt the Plans and Specifications for the Schilling Tenant Improvements, Project No. 8862, Bid Package No.10569; and
- b. Authorize the Director of Public Works to advertise for bids in the *Monterey County Weekly*

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Plans and Specifications for the Schilling Tenant Improvements, Project No. 8862, Bid Package No.10569; and
- b. Authorize the Director of Public Works to advertise for bids in the *Monterey County Weekly*.

SUMMARY/DISCUSSION:

Staff is seeking adoption of the Plans and Specifications and authorization to advertise for bids for the Schilling Tenant Improvements, Project No. 8862, Bid Package No.10569 (Project).

The bid opening is set for Thursday, May 12, 2016, at 2:00 p.m., in the Board of Supervisors' Conference Room 1032, Monterey County Government Center, 168 West Alisal Street 1st Floor, Salinas, California 93901. The recommended action authorizes staff to proceed with the advertisement and bid selection for the construction phase of the Project.

On May 5, 2015, the Board of Supervisors (BOS) approved 1441 Schilling Tenant Improvements as a Project and granted authority to the County Debt Manager to execute documents to facilitate issuance of Certificates of Participation ("COPs"). On July 28, 2015, the BOS granted the County Debt Manager authority to amend and execute documents, determine appropriateness of bond terms and conditions, and to facilitate the issuance of COPs to finance the project.

The BOS also found the project to be Categorically Exempt per section 15302 (Replacement or Reconstruction of existing facility and structure) of CEQA guidelines. County staff has proceeded with environmental, architectural, and engineering phases of the project. Wald Ruhnke Dost (WRD), Architects prepared the Project Plans and Specifications for the tenant improvements.

Project Work has been divided into components for bidding purposes: Base Bid Elements consisting of a new ADA accessible route and handicap parking site improvements, new paint and carpeting, rebuilding of existing workstations into new configurations, minimal building of new interior partitions, and commissioning of existing buildings systems for use. There are three Additive Alternate Bids: Add Alternate No. 1 - Repainting existing interior storefront systems; Add Alternate No. 2 - New finishes and wall and floor treatments to the North Building corridor; Add Alternate No 3 - ADA improvements to all restrooms.

Construction is scheduled to begin in July 2016, with completion anticipated in February, 2017. A "Notice to Bidders" will be duly advertised in a newspaper of general circulation per Public Contracts Code Section 20150.8.

OTHER AGENCY INVOLVEMENT:

RMA-Public Works coordinated with the County Administrative Office and all selected agency tenants who will reside at 1441 Schilling Place to develop the Project Plans and Specifications. Office of the County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the Specifications as to form and legality, fiscal terms, and insurance provisions, respectively.

FINANCING:

The project is financed by County funds and COPs issued for the specific purpose of completing both the Schilling Place and East/West Wing renovation projects.

Prepared by: Judy Jeska, Project Manager III

Approved by: Dewayne Woods, Assistant County Administration Officer

Dated: March 11, 2016

Attachments: (Attachments on file with the Clerk of the Board);

- Board Report
- Notice to Bidders
- CD Project Drawings
- ADA Alternate No. 3
- Volume One
- CD Project Specifications
- Appendix A - List of Drawing Sheets
- Appendix B - Project Milestone Schedule
- Appendix C - Asbestos Survey Report
- Appendix D - Lead Containing Ceramic Report
- Appendix E - Fungal Assessment Report
- Appendix F - G - Owner Controlled Insurance
- Appendix H - OICP Insurance Procedure Manual
- Appendix I - OCIP Project Safety Standards Manual
- Appendix J - Telecomm Cabling & Pathway Systems
- Appendix K - Geotechnical Report