



Monterey County

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Board Report

Legistar File Number: 16-1317

December 13, 2016

Introduced: 11/21/2016

Current Status: Agenda Ready

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Matter Type: General Agenda Item

- a. Adopt the Plans and Specifications for Phase III of the Monterey County Government Center East/West Wing Renovation, Project No. 8864, Bid Package No.10599; and
- b. Authorize the Interim Deputy Director of Public Works & Facilities 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 Phase III of the Monterey County Government Center East/West Wing Renovation, Project No. 8864, Bid Package No.10599; and
- b. Authorize the Interim Deputy Director of Public Works & Facilities 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 Phase III of the Monterey County Government Center East/West Wing Renovation, Project No. 8864, Bid Package No.10599 (Project). The bid opening is set for Thursday, February 2, 2017, 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 Phase III -Renovation to the Project.

On May 5, 2015, the Board of Supervisors (BOS) approved the Monterey County Government Center East/West Wing Renovation as a Project and granted authority to the County Debt Manager to execute documents to facilitate issuance of Certificates of Participation ("COPs"). On May 12, 2015, the BOS certified a Supplemental Environmental Impact Report and adopted a Mitigation Monitoring and Reporting Program for the Project pursuant to the California Environmental Quality Act. 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 facilitate issuance of COPs to finance the Project.

County staff has proceeded with environmental, architectural design, and engineering phases of the project. Wald Ruhnke Dost (WRD), Architects prepared the Project Plans and Specifications for the tenant improvements. The Project was divided into four phases of work to facilitate COP expenditure requirements within a certain timeframe. Phase I included selective demolition of all interior partitions, ceilings, equipment, finishes, and courtyard trees. This scope was completed June 30, 2016. Phase II includes the removal and replacement of all exterior windows. This scope will be completed by January, 2017.

Phase III will complete the renovation of the site and the facility. Phase III has been divided into components for bidding purposes. The Base Bid consists of improvements to the facility per the drawings and specifications associated with the West Wing and courtyard including all site work, utility connections, exterior cleaning, replacement of existing roofing, and installation of exterior doors/sidelites. Add Alternates include: 1) Walk bridge between the two buildings and an open floor plan for the East Wing; 2) Walk bridge between the two buildings and private offices floor plan for the East Wing; 3.A) Ballistic resistant windows at the first floor of East Wing; 3.B) Ballistic resistant windows at the first floor of West Wing; 4) Sun control film on exterior glazing; 5) Upgraded conference room finishes; and 6) Construction of one unisex restroom within one office.

Construction is scheduled to begin in May, 2017, with completion anticipated in May, 2018. A "Notice to Bidders" will be duly advertised in a newspaper of general circulation per Public Contracts Code Section 20150.8.

Phase IV will be the removal of Modular Buildings #1, #2, & #3. Preparation for this will begin in January, 2018 with an anticipated removal of the buildings by August, 2018.

OTHER AGENCY INVOLVEMENT:

RMA-Public Works coordinated with the County Administrative Office, the District Attorney's Office and the selected agency tenants of 240 Church Street 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: November 16, 2016

Attachments: Project Budget; Plans and Specifications (On File with the Clerk of the Board); Notice to Bidders; Location Map