



Monterey County

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Board Report

Legistar File Number: 16-1061

September 27, 2016

Introduced: 9/9/2016

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Award a contract to Property Restoration Services, the lowest responsible and responsive bidder, for 855 E. Laurel, Bldg A-Equipment and Stormwater Management-Canopy, Project No.8569 (Project), Bid Package No.10570, in the total amount of \$299,233;
- b. Approve the Performance and Payment Bonds executed and provided by Property Restoration Services and Travelers Casualty and Insurance Company of America;
- c. Authorize a contingency, not to exceed ten percent (10%) of the contract amount, to provide funding for approved contract change orders;
- d. Authorize the Interim RMA Deputy Director of Public Works and Facilities to execute the contract and, subject to the terms of the August 28, 2001 Board Order, approve contract change orders where each change order does not exceed \$25,000, plus five percent (5%) of the amount of the original contract cost in excess of \$250,000; and
- e. Authorize the Interim RMA Deputy Director of Public Works and Facilities to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when the Deputy Director determines the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of the 855 E. Laurel, Bldg A-Equipment and Stormwater Management-Canopy, Project No.8569, Bid Package No.10570, performed by Property Restoration Services.

RECOMMENDATION:

- a. Award a contract to Property Restoration Services, the lowest responsible and responsive bidder, for 855 E. Laurel, Bldg A-Equipment and Stormwater Management-Canopy, Project No.8569 (Project), Bid Package No.10570, in the total amount of \$299,233;
- b. Approve the Performance and Payment Bonds executed and provided by Property Restoration Services and Travelers Casualty and Insurance Company of America;
- c. Authorize a contingency, not to exceed ten percent (10%) of the contract amount, to provide funding for approved contract change orders;
- d. Authorize the Interim RMA Deputy Director of Public Works and Facilities to execute the contract and, subject to the terms of the August 28, 2001 Board Order, approve contract change orders where each change order does not exceed \$25,000, plus five percent (5%) of the amount of the original contract cost in excess of \$250,000; and

e. Authorize the Interim RMA Deputy Director of Public Works and Facilities to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when the Deputy Director determines the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of the 855 E. Laurel, Bldg A-Equipment and Stormwater Management-Canopy, Project No.8569, Bid Package No.10570, performed by Property Restoration Services.

SUMMARY/DISCUSSION:

The Project at the Laurel Yard was adopted as part of the FY2010-2011 CIP. The Project was scoped in FY2011 and design drawings and specifications were completed in FY2012. Project management and design costs totaled \$25,125 between FY2011 and FY2013. Construction of the project was unfunded.

The Project was adopted again in CIPs FY2015-2016 and FY2016-2017. The Project was redesigned in FY 2015-16 to meet current building codes and to upgrade the existing building for accessibility. In FY 2015-16 the Board approved a revised project budget of \$436,960 of which \$367,085 has been appropriated in the FY 2016-17 Adopted budget for the Facilities Maintenance Project Fund, Fund 401.

Project Work for construction of the Canopy Project was divided into two (2) components for bidding purposes: Base Bid consisting of construction of a new 4,000 S.F. steel canopy on the concrete apron immediately adjacent to the Fleet Maintenance facility; and Alternate Bid 1 consisting of exterior and interior Americans with Disabilities Act (ADA) improvements at the site.

A Notice to Bidders was duly advertised in a newspaper of general circulation per Public Contracts Code Section 20150.8. On August 4, 2016, one (1) bid was received and opened for the Project. Property Restoration Services was the apparent low bidder for the Base Bid with Alternate Bid 1 for a total amount of \$299,233. A 10% contingency equates to an additional \$29,923. Design and construction management costs are about 25% of the total project cost (\$107,804). Construction is scheduled to begin in November, with completion anticipated in March 2017.

While roofing and canopy projects present opportunities for renewable energy (solar installation), the Laurel Yard Canopy Project is not sized to allow for economy of scale for solar.

OTHER AGENCY INVOLVEMENT:

The RMA coordinated with the County Administrative Office's Fleet Management Division during the development of this Project. The Office of the County Counsel, Auditor-Controller, and Risk Management, have reviewed and approved the Contract as to form, fiscal terms, and insurance, respectively.

FINANCING:

There is no impact to the General Fund as a result of the above actions. The Board approved a project budget of \$436,960 where the financing source is the Facilities Maintenance Project Fund, Fund 401. As of June 30, 2016 total project expenditures were \$38,433, lower than what

had been budgeted through FY 2015-16 by \$31,442. Staff will be returning the Board of Supervisors, through the Committees, to request appropriation changes to on-going projects that crossed fiscal years once the true-up between project budgets and actual expenditures from FY 2015-16 is completed. The FY 2016-17 Adopted Budget for Fund 401 includes appropriations of \$367,085 which is sufficient to continue with the construction of the project. This project is fully funded and is expected to be completed during FY 2016-17.

Prepared by: Dave Pratt, Project Manager II

Approved by Benny J. Young, Interim RMA Deputy Director of Public Works and Facilities

Approved by: Carl P. Holm, AICP, RMA Director

Dated: September 19, 2016

Attachments:

Attachment A - Bid Summary

Attachment B - Property Restoration Services Contract Agreement, Payment & Performance Bonds

Attachment C - Project Budget

Attachment D - Location Map

(Attachments on file with the Clerk of the Board)