



Legislation Details (With Board Report)

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|----------------------|---------------|----------------------|---|
| <b>File #:</b>       | A 12-203      | <b>Name:</b>         | NMC RFQ #9600-25 Architectural Master Agreement |
| <b>Type:</b>         | BoS Agreement | <b>Status:</b>       | Passed  |
| <b>File created:</b> | 10/23/2012    | <b>In control:</b>   | Board of Supervisors                            |
| <b>On agenda:</b>    | 11/6/2012     | <b>Final action:</b> | 11/6/2012                                       |

**Title:**

a. Authorize the Purchasing Manager for Natividad Medical Center (NMC) to enter into a Master Agreement pursuant to the Request for Qualifications (RFQ #9600-25) for Architectural Services (Projects under \$100,000) at NMC.

b. Authorize the Purchasing Manager for NMC to execute contracts pursuant to RFQ #9600-25 for Architectural Services (Projects under \$100,000) with Kasavan Architects, Reel Grobman & Associates, The Stinnett Group, LLP and Wald Ruhnke and Dost for a total aggregate amount of \$2,250,000 over three years (or \$750,000 per fiscal year) for all contracts issued under the Master Agreement for the period November 1, 2012 to June 30, 2015.

c. Each agreement for architectural services, utilizing the master agreement, shall not exceed \$100,000 of liability to NMC per project requiring architectural services. The NMC Purchasing Manager is authorized to approve up to two (2) future amendments to each individual agreement, where the amendments do not exceed 10% of those individual agreements. The total aggregate amount of liability to NMC per year for all agreements and amendments arising out of the master agreement for architectural services shall not exceed \$750,000 per year. No amendments shall significantly change the scope of services The total aggregate amount of liability to NMC for all agreements and amendments arising out of the master agreement shall not exceed \$2,250,000. Any proposed amendments to an agreement under the master agreement which results in a contract amount that exceeds \$100,000 must be approved by the Board of Supervisors. REVISED VIA ADDITIONS AND CORRECTIONS

**Sponsors:** Sid Cato

**Indexes:**

**Code sections:**

**Attachments:** 1. Kasavan Architects, 2. Reel Grobman & Associates, 3. The Stinnett Group LLP, 4. Wald Ruhnke and Dost, 5. Completed Board Order

| Date      | Ver. | Action By            | Action   | Result |
|-----------|------|----------------------|----------|--------|
| 11/6/2012 | 1    | Board of Supervisors | approved |        |

a. Authorize the Purchasing Manager for Natividad Medical Center (NMC) to enter into a Master Agreement pursuant to the Request for Qualifications (RFQ #9600-25) for Architectural Services (Projects under \$100,000) at NMC.

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**RECOMMENDATION:**

It is recommended the Board of Supervisors:

- a. Authorize the Purchasing Manager for Natividad Medical Center (NMC) to enter into a Master Agreement pursuant to the Request for Qualifications (RFQ #9600-25) for Architectural Services (Projects under \$100,000) at NMC.
- b. Authorize the Purchasing Manager for NMC to execute contracts pursuant to RFQ #9600-25 for Architectural Services (Projects under \$100,000) with Kasavan Architects, Reel Grobman & Associates, The Stinnett Group, LLP and Wald Ruhnke and Dost for a total aggregate amount of \$2, 250,000 over three years (or \$750,000 per fiscal year) for all contracts issued under the Master Agreement for the period November 1, 2012 to June 30, 2015.
- c. Authorize the Purchasing Manager for NMC to approve up to two (2) future amendments to all contracts pursuant to Master Agreement, RFQ #9600-25 where the amendments do not exceed 10% of the original Master Agreement amount and do not significantly change the scope of services or result in an increase in County General Fund Contribution.

**SUMMARY/DISCUSSION:**

The Master Agreement for Architectural services is a three (3) year agreement that will be utilized by Natividad Medical Center. The Master Agreement will allow Natividad Medical Center to utilize professional, qualified resources to complete building improvement projects. Inclusion on this Master Agreement does not guarantee award of any projects.

**Architectural Services including but not limited to the following types of projects:**

1. Facility Exterior Modifications/Remodels Planning, assessments, calculations, studies, specification preparation, plan preparation, estimating, designing, and drafting of work such as but not limited to:
  - a. Door and window replacement including case work,
  - b. Exterior walls replacement or repair such as EFIS, stucco, cast concrete, painting etc.,
  - c. Determine structural modifications/evaluations,
  - d. Historical buildings repair, and enhancement, and
  - e. Permitting if needed, public involvement coordination, and other tasks as necessary.
2. Facility Interior Modifications/Remodels Planning, assessments, calculations, studies, specification preparation, plan preparation, estimating, designing, and drafting of work such as but not limited to:
  - a. Space planning/programming
  - b. Office space remodels, modular furniture design, installation, and modifications
  - c. Interior finishes,
  - d. Window treatments,
  - e. Determine structural modifications/evaluations,
  - f. Mechanical, electrical and/or plumbing (MEP) evaluations, repair, or replacement,
  - g. Medical/Imaging Equipment Replacement,
  - h. Elevator and/or hoist modifications/evaluations, and
  - i. Permitting if needed, public involvement coordination, and other tasks as necessary.
3. Roofing Repairs/Replacements Planning, assessments, calculations, studies, specification preparation, plan preparation, estimating, designing, and drafting of work such as but not limited to:
  - a. Built-up,
  - b. Composition, and
  - c. Standing metal seam
  - d. Shake and/or shingled roofing
  - e. Spray polyurethane foam-based (SPF) roof systems

The Qualifications and Proposals, RFQ #9600-25, for Architectural services for improvements of NMC were solicited on July 15, 2011 and received on August 26, 2011, from eleven Architectural Services firms.

On June 13, 2012 four qualified Architectural firms (listed below) received the highest ranking from the NMC Selection Committee and, in conformance with State laws regarding qualification-based selection, were invited to be listed on the master agreement to provide Architectural Services at Natividad Medical Center.

1. Wald Ruhnke and Dost
2. The Stinnett Group
3. Kasavan Architects
4. Reel Grobman

**OTHER AGENCY INVOLVEMENT:**

County Counsel has reviewed and approved the Agreements as to legal form and risk provisions. This Agreement is supported by the Capital Improvement Committee and by the Budget Committee. The Auditor-Controller has reviewed and approved the Agreements as to fiscal provisions. The Agreements have also been reviewed and approved by the Natividad Medical Center's Board of Trustees.

**FINANCING:**

The cost for all Agreements over the full three year term of the Master Agreement is \$2,250,000. \$800,000 is included in the Fiscal Year 2012/2013 Adopted Budget. Amounts for remaining years of the Agreement will be included in those budgets as appropriate. There is no impact to the General Fund.

Prepared by: Brian Griffin, NMC Project Specialist, 783-2605

Approved by: Harry Weis, Chief Executive Officer, 783-2553

Attachments: All Agreements and RFQ #9600-25 Submissions, for each vendor listed above.