



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Legislation Details (With Board Report)

**File #:** A 13-062      **Name:** Award Castlewood Const Co f/Pajaro Mansion 8543  
**Type:** BoS Agreement      **Status:** Passed  
**File created:** 4/26/2013      **In control:** Board of Supervisors  
**On agenda:** 5/14/2013      **Final action:** 5/14/2013

**Title:** a. Award a contract to Castlewood Construction Company, Inc., the lowest responsible and responsive bidder for the Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, in the total amount of \$61,050;  
b. Approve the Performance and Payment Bonds executed and provided by Castlewood Construction Company, Inc., and Western Surety Company;  
c. Authorize a contingency (not to exceed 20 percent of the contract amount) to provide funding for approved contract change orders; and  
d. Authorize the Director of Public Works to execute the contract and, subject to the terms of the Public Contract Code, approve change orders to the contract that do not exceed twenty percent of the original contract amount, and do not significantly change the scope of work;  
e. Authorize the Director of Public Works to execute a Certificate of Completion when he determines that the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, performed by Castlewood Construction Company, Inc.; and  
f. Authorize the Director of Public Works to execute and record a Notice of Completion with the County Recorder for the construction of Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, performed by Castlewood Construction Company, Inc.

**Sponsors:** Public Works / RMA

**Indexes:**

**Code sections:**

**Attachments:** 1. Project Budget, 2. Bid Summary, 3. Agreement, 4. Performance and Payment Bond, 5. Location Map, 6. Completed Board Order, 7. Fully Executed Agreement, CoMo & Castlewood Construction

Date	Ver.	Action By	Action	Result
5/14/2013	1	Board of Supervisors	approved	

a. Award a contract to Castlewood Construction Company, Inc., the lowest responsible and responsive bidder for the Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, in the total amount of \$61,050;  
b. Approve the Performance and Payment Bonds executed and provided by Castlewood Construction Company, Inc., and Western Surety Company;  
c. Authorize a contingency (not to exceed 20 percent of the contract amount) to provide funding for approved contract change orders; and  
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e. Authorize the Director of Public Works to execute a Certificate of Completion when he determines that the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, performed by Castlewood Construction Company, Inc.; and  
f. Authorize the Director of Public Works to execute and record a Notice of Completion with the County Recorder for the construction of Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No.

10321, performed by Castlewood Construction Company, Inc.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Award a contract to Castlewood Construction Company, Inc., the lowest responsible and responsive bidder for the Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, in the total amount of \$61,050;
- b. Approve the Performance and Payment Bonds executed and provided by Castlewood Construction Company, Inc., and Western Surety Company;
- c. Authorize a contingency (not to exceed 20 percent of the contract amount) to provide funding for approved contract change orders; and
- d. Authorize the Director of Public Works to execute the contract and, subject to the terms of the Public Contract Code, approve change orders to the contract that do not exceed twenty percent of the original contract amount, and do not significantly change the scope of work;
- e. Authorize the Director of Public Works to execute a Certificate of Completion when he determines that the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, performed by Castlewood Construction Company, Inc.; and
- f. Authorize the Director of Public Works to execute and record a Notice of Completion with the County Recorder for the construction of Pajaro Mansion Windows, Siding, and Paint, Project 8545, Bid Package No. 10321, performed by Castlewood Construction Company, Inc.

SUMMARY/DISCUSSION:

On February 12, 2013, the Board approved the Plans and Specifications for the Pajaro Mansion Windows, Siding, and Paint, Project No. 8545, Bid Package No. 10321 (Project). The Project was advertised and bids were opened on March 14, 2013. The lowest responsible bidder is Castlewood Construction Company, Inc., with a bid in the amount of \$61,050. Cypress Construction submitted a bid in the amount of \$48,884; however, that bid was found to be non-responsive based on failure to submit the bid on a prescribed form. Work is scheduled to begin June 2013, with completion anticipated by August 2013.

Work to be done for the base bid elements, in general, consists of: repair of steps and landings to the Main Entry and to the Branch Library, repair to selected windows, and repair and cleaning of gutters and downspouts. The Scope for Additive Alternates includes: new linings for existing wood gutters; and fabrication and installation of new redwood spindles to replace existing deck and porch spindles that are damaged or missing. Engineer's Estimate for construction of base bid elements and all additive alternates is \$55,000. The contract value recommended for award is 11 percent over the Engineer's estimate, and is attributed to escalation of material costs. RMA-Public Works has programmed a 20 percent construction contingency in order to effectively address all unknown conditions at the project site.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and Contracts/Purchasing attended the bid opening and reviewed all bids for conformance with applicable regulations. RMA-Public Works reviewed the bids for responsiveness. The Office of the County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the contract documents as to form and legality, fiscal terms, and insurance provisions, respectively.

FINANCING:

There is no impact to the General Fund. The Project has been funded in Fund 401 by prior Board actions. In November 2010, the Board of Supervisors approved a transfer of \$100,790 to be used toward the Project, including assessment and pre-design. On February 26, 2013, the Board allocated \$94,297 from that transfer to

the FY 2013-13 Budget. This amount is sufficient to cover estimated costs for the recommended project scope, including design, construction, and project management. Further repairs will be scoped and designed when additional funds are appropriated to the Project.

Prepared by: Dave Pratt, Management Analyst III, (831) 755-4982

Approved by:

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Robert K. Murdoch, P.E., Director of Public Works

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Benny J. Young, RMA Director

Dated: May 3, 2013

Attachments: Project Budget; Bid Summary; Agreement; Performance and Payment Bonds; Location Map  
(Attachments on file with the Clerk of the Board)