



County of Monterey

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

Board Report

File #: 16-406, **Version:** 1

- a. Award a contract to Pueblo Construction, Inc., the lowest responsible and responsive bidder, for San Lucas Branch Library, Project No.8548 (Project), Bid Package No.10567, in the total amount of \$657,704;
- b. Approve the Performance and Payment Bonds executed and provided by Pueblo Construction, Inc. and Ohio Casualty Insurance Company;
- c. Authorize a contingency, not to exceed 10 percent of the contract amount, to provide funding for approved contract change orders;
- d. Authorize the Interim 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 5 percent of the amount of the original contract cost in excess of \$250,000; and
- e. Authorize the Director of Public Works and Facilities to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when he determines the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of the San Lucas Branch Library, Project No.8548, Bid Package No.10567, performed by Pueblo Construction, Inc.

RECOMMENDATION:

- a. Award a contract to Pueblo Construction, Inc., the lowest responsible and responsive bidder, for San Lucas Branch Library, Project No.8548 (Project), Bid Package No.10567, in the total amount of \$657,704;
- b. Approve the Performance and Payment Bonds executed and provided by Pueblo Construction, Inc. and Ohio Casualty Insurance Company;
- c. Authorize a contingency (not to exceed 10 percent of the contract amount) to provide funding for approved contract change orders;
- d. Authorize the Interim 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 5 percent of the amount of the original contract cost in excess of \$250,000; and
- e. Authorize the Director of Public Works and Facilities to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when he determines the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of the San Lucas Branch Library, Project No.8548, Bid Package No.10567, performed by Pueblo Construction, Inc.

SUMMARY/DISCUSSION:

Project Work for construction of the new library facility was divided into two components for bidding purposes: Base Bid Elements consisting of construction of a new 1,160 S.F. wood framed, single story library facility; and Additive Alternate Bids consisting of three additive alternates (Alternate No. 1 Installation of the trellis structure at the north of the building; Alternate No. 2 Add concrete patio at north side of building in lieu of turf irrigation and 3'x6' concrete pad at door 1; and Alternate No. 3 Installation of landscaping and irrigation where indicated in the drawings).

A “Notice to Bidders” was duly advertised in a newspaper of general circulation per Public Contracts Code Section 20150.8. On February 25, 2016, bids were received and opened for the Project. Pueblo Construction, Inc., was the apparent low bidder for the Base Bid with all Alternate Bids for a total amount of \$675,704. The Project Budget, however, can only support a construction cost provided by the apparent low bidder of \$657,704 that includes the Base Bid with Alternate Bid Nos. 1 and 2. Alternate Bid No. 3 cannot be included as part of the contract award due to limited budgetary funding. Monterey County Free Libraries (MCFL) sought Board approval and transferred additional funding from the Libraries’ Fund Balance (003) to fully fund the Project. Construction is scheduled to begin in late April, with completion anticipated in December 2016.

This Project is registered with the United States Green Building Council (USGBC) Certification Institute to achieve at minimum Leadership in Energy and Environmental Design (LEED) Silver certification in accordance with LEED 2009-New Construction and Major Renovations Version 3.0 (LEED-NC v3.). Sustainability and general requirements and procedures for compliance with certain USGBC LEED prerequisites to obtain LEED Certified certification are included in the Contract Documents.

OTHER AGENCY INVOLVEMENT:

The Resource Management Agency worked closely with MCFL during the development of this project. The Office of the County Counsel and Contracts/Purchasing attended the bid opening and reviewed the low bid for conformance with applicable regulations. 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:

Total estimated project cost is \$1,647,758. The Project is fully funded with \$344,187 in Capital Funds; \$410 in an Excess Sales Deposit; \$350,000 donation from the Foundation for Monterey County Free Libraries; \$350,000 grant from the Monterey Peninsula Foundation; \$87,136 grant from the Community Development Block Grant (CDBG); \$123,285 grant from United States Environmental Protection Agency (USEPA) and \$392,740 from MCFL. This amount is sufficient to cover estimated costs for the recommended project scope, including construction, and project management.

Prepared by: Florence Kabwasa-Green, Management Analyst II

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

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

Dated: April 4, 2016

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