



# County of Monterey

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

## Board Report

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**File #:** A 13-040, **Version:** 1

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Authorize the Purchasing Manager for Natividad Medical Center (NMC) to execute Amendment No. 1 to the Agreement (A-12175) with Hibser Yamauchi Architects for 3<sup>rd</sup> Floor, Building 400, Tenant Improvement, per RFQ #9600-18 at Natividad Medical Center, extending the Agreement to June 30, 2015 and adding \$77,930 for a revised total Agreement amount of \$564,529 in the aggregate.

### **RECOMMENDATION:**

It is recommended the Board of Supervisors authorize the Purchasing Manager for Natividad Medical Center (NMC) to execute Amendment No. 1 to the Agreement (A-12175) with Hibser Yamauchi Architects for 3<sup>rd</sup> Floor, Building 400, Tenant Improvement, per RFQ #9600-18 at Natividad Medical Center, extending the Agreement to June 30, 2015 and adding \$77,930 for a revised total Agreement amount of \$564,529 in the aggregate.

### **SUMMARY/DISCUSSION:**

Natividad Medical Center desires to continue development of Family Practice and Residency clinic on the 3<sup>rd</sup> floor of Building 400 in conjunction with the Monterey County Health Department. NMC and Monterey County Health Department (HD) have partnered to develop a clinic space in the existing Medical Office Building (MOB).

On 1-24-2012 the Board of Supervisors approved the agreement (A-12175) with Hibser Yamauchi (HY) Architects for \$486,599 to provide 2<sup>nd</sup> and 3<sup>rd</sup> floor building 400 tenant improvements services per RFQ #9600-18 at Natividad Medical Center.

Amendment No. 1 Fee Increases include:

1. The original agreement included a broken out reimbursable cost within the proposal. The cost was not included when the agreement was first approved by the Board of Supervisors. Reimbursable expenses per the original proposal are \$24,330.
2. The schematic design phase of the project coordination between Natividad Medical Center, Residency Program and the Monterey County Health Department was extended due to excessive program changes costs for this increase is \$19,050.
3. HY's Mechanical Engineer evaluated the existing Heating Ventilation and Air Conditioning (HVAC) in Building 400 and indicated that the HVAC unit would be inadequate to provide appropriate air conditioning for the calculated heat load of the clinic. The additional cost of this redesign is \$21,780.
4. During servicing of the NMC hot water boiler, the NMC Engineering Department, determined that hot water is not available to provide heat during the service time. As a result, NMC is requesting a backup boiler be installed to cover times when the first boiler is being serviced. The additional design costs for this is \$12,780.

The increase total for Amended No 1 is \$77,930. The new total Agreement amount is \$564,529.

**OTHER AGENCY INVOLVEMENT:**

County Counsel has reviewed and approved this Amendment No. 1 as to legal form and risk provisions. The Auditor-Controller has reviewed and approved this Amendment No. 1 as to fiscal provisions. The Amendment No. 1 has also been reviewed and approved by the Natividad Medical Center Board of Trustees. The Capital Improvement Committee and the Budget Committee supported the amendment.

**FINANCING:**

The cost of Amendment No. 1 is \$77,930 and will be augmented from Fiscal Year 2012/2013 Hospital NPC-3 Project (B-2011-2) which is complete and under budget. The original cost for this Agreement was \$486,599 and was approved in the Fiscal Year 2011/2012 Approved Capital Budget. The anticipated cost for construction with the added scope is \$4M. The current Fiscal Year 2013 budget is \$3.5M for the entire project including architectural fees. NMC will offset the additional construction cost for the project by augmenting NPC-3 Project (B-2011-2) by \$1.1M. There is no impact to the General Fund.

Prepared by: Andrea Rosenberg, Administrator, 783-2562

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

Attachments: Original Agreement, Amendment No. 1 and Budget Sheet

Attachments are on file with the Clerk to the Boards office.