



Board Report

File #: 16-655, **Version:** 1

- a. Award a contract to Ausonio Incorporated; the lowest responsible and responsive bidder, for the Schilling Place Tenant Improvements, Project No. 8862, Bid Package No.10569, in the total amount of \$10,270,975;
- b. Approve the Performance and Payment Bonds executed and provided by Ausonio Incorporated, and Travelers Casualty and Surety Company;
- 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 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 Director of Public Works and Facilities to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when the Interim Director determines the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction for the Schilling Place Tenant Improvements, Project No. 8862, Bid Package No. 10569, performed by Ausonio Incorporated.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Award a contract to Ausonio Incorporated; the lowest responsible and responsive bidder, for the Schilling Place Tenant Improvements, Project No. 8862, Bid Package No.10569, in the total amount of \$10,270,975;
- b. Approve the Performance and Payment Bonds executed and provided by Ausonio Incorporated, and Travelers Casualty and Surety Company;
- 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 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 Director of Public Works and Facilities to execute a Certificate of Completion and record a Notice of Completion with the County Recorder when the Interim Director determines the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction for the Schilling Place Tenant Improvements, Project No. 8862, Bid Package No. 10569, performed by Ausonio Incorporated.

SUMMARY/DISCUSSION:

Project Work for tenant improvements of 1441 Schilling Place was divided into four (4) components for bidding purposes. A Base Bid consisting of minor remodeling of interior partitions, new carpet and paint, reconfiguration of existing workstations, and exterior work of new accessible parking stalls and paths of travel to the main entrance. Additive Alternate No. 1 provides a high performance, clear anodized paint to all existing dark bronze and black interior aluminum storefront systems. Additive Alternate No. 2 provides replacement of carpet, wall coverings, base, and protective wall finishes to the North Building corridors. Additive Alternate No. 3 provides ADA upgrades to the interior such as restrooms, drinking fountains, stairs, and entrances. At the request of Risk Management, alternate bids for Builder's Risk, General Liability, and Workers' Compensation Insurance delivered under an Owner Controlled Insurance Program (OCIP) and a Contractor Controlled

Insurance Program (CCIP) were included for consideration at the time of bid as well.

A “Notice to Bidders” was duly advertised in a newspaper of general circulation per Public Contract Code Section 20150.8. On April 28, 2016, bids were received and opened for the Project. Ausonio Incorporated was the apparent low bidder for the Base Bid with Alternate Bid Nos. 1, 2 and 3 for a total amount of \$10, 270,975. Alternate bids for OCIP and CCIP were not selected since these alternate bids failed to meet overall project objectives.

Construction is scheduled to begin in July 2016, with completion anticipated in February, 2017.

OTHER AGENCY INVOLVEMENT:

RMA-Public Works coordinated with the County Administrative Office and all selected agency tenants who will reside at 1441 Schilling Place to develop the Project Plans and Specifications. 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:

The project is financed by County funds and Certificates of Participation (COPs) issued for the specific purpose of completing both the Schilling Place and East/West Wing renovation projects.

Prepared by: Judy Jeska, Project Manager III

Approved by: Dewayne Woods, Assistant County Administration Officer

Dated: May 18, 2016

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