



# County of Monterey

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

## Legislation Details (With Board Report)

<b>File #:</b>	A 18-126	<b>Name:</b>	Master Agreements for Construction Management Services RFQ# 9600-77
<b>Type:</b>	BoS Agreement	<b>Status:</b>	Consent Agenda
<b>File created:</b>	4/17/2018	<b>In control:</b>	Board of Supervisors
<b>On agenda:</b>	5/8/2018	<b>Final action:</b>	
<b>Title:</b>	a. Authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) or his designee to execute agreements with three (3) vendors JKL Construction Services, Inc., SHP Project Development, Inc., and Bogard Construction, Inc. for construction management services pursuant to the Request for Qualifications (RFQ) # 9600-77, each with an agreement term of May 1, 2018 through April 30, 2023 and a total aggregate amount for all agreements not to exceed \$2,000,000 or \$400,000 per fiscal year; and b. Authorize the Deputy Purchasing Agent for NMC or his designee to execute up to three (3) no-extension amendments for all agreements awarded for construction management services per RFQ# 9600-77 which do not significantly alter the scope of work and do not increase the cumulative "not to exceed" amount by up to 10% (\$200,000) of the original total aggregate amount for all agreements (\$2,000,000).		

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Board Report, 2. JKL Construction Services Inc Agreement, 3. SHP Project Development Inc Agreement, 4. Bogard Construction Inc Agreement, 5. Corrected Board Order

Date	Ver.	Action By	Action	Result
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- a. Authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) or his designee to execute agreements with three (3) vendors JKL Construction Services, Inc., SHP Project Development, Inc., and Bogard Construction, Inc. for construction management services pursuant to the Request for Qualifications (RFQ) # 9600-77, each with an agreement term of May 1, 2018 through April 30, 2023 and a total aggregate amount for all agreements not to exceed \$2,000,000 or \$400,000 per fiscal year; and
- b. Authorize the Deputy Purchasing Agent for NMC or his designee to execute up to three (3) no-extension amendments for all agreements awarded for construction management services per RFQ# 9600-77 which do not significantly alter the scope of work and do not increase the cumulative "not to exceed" amount by up to 10% (\$200,000) of the original total aggregate amount for all agreements (\$2,000,000).

## RECOMMENDATION:

### It is recommended the Board of Supervisors:

- Authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) or his designee to execute agreements with three (3) vendors JKL Construction Services, Inc., SHP Project Development, Inc., and Bogard Construction, Inc. for construction management services pursuant to the Request for Qualifications (RFQ) # 9600-77, each with an agreement term of May 1, 2018 through April 30, 2023 and a total aggregate amount for all agreements not to exceed \$2,000,000 or \$400,000 per fiscal year.
- Authorize the Deputy Purchasing Agent for NMC or his designee to execute up to three (3) no-extension amendments for all agreements awarded for construction management services per RFQ# 9600-77 which do not significantly alter the scope of work and do not increase the cumulative "not to exceed" amount by up to 10% (\$200,000) of the original total aggregate

amount for all agreements (\$2,000,000).

### **SUMMARY/DISCUSSION:**

On October 18, 2017, Natividad Medical Center solicited Request for Qualifications (RFQ) # 9600-77 to provide on-call construction management services at NMC whereby the total cost of the construction management service fee does not exceed \$100,000 per project. Six qualified firms have replied submitting their Statement of Qualifications (SOQ)/proposals and NMC has identified the top three qualified firms as JKL Construction Services, Inc., SHP Project Development, Inc., and Bogard Construction, Inc. The highest ranking firms based on the ranking by the NMC Selection Committee, and in conformance with State laws regarding qualification-based selection, have been invited to be listed on the master agreement to provide construction management services at NMC.

The master agreement for on-call construction management services is a five (5) year agreement that will be utilized by NMC for contracting professional and qualified resources to assist with completing building improvement projects (each project \$100,000 or under). Inclusion on the master agreements does not guarantee award(s) of any particular project or dollar amount.

The scope of construction management services include, but are not limited to, the following:

- Working with NMC and architects to develop design criteria
- Preparing construction bid package, Requests for Proposals (RFP) for design, Request for Quotations (RFQ) for design, and weekly construction progress reports to NMC
- Evaluating RFP/RFQ bidders and make recommendations for selecting the most qualified bidder(s)
- Reviewing plans and technical specifications for completeness and general contractor's safety programs
- Performing pre-construction surveys
- Monitoring and facilitating design plan checks with all pertinent agencies
- Monitoring general contractor's labor compliance
- In conjunction with architects, providing value engineering reviews and preparing all documentation needed for project closeouts
- Coordinating the survey, test, and inspection needs of projects
- Assisting architects in Request for Information (RFI)
- Negotiating and making recommendations for Change Orders (CO)

### **OTHER AGENCY INVOLVEMENT:**

County Counsel has reviewed and approved the RFQ and the master agreements as to legal form, and the Auditor-Controller has reviewed and approved as to payment provisions. This request to approve agreements awarded per RFQ# 9600-77 has also been reviewed and approved by NMC's Finance Committee on April 2, 2018 and by its Board of Trustees on April 6, 2018.

### **FINANCING:**

The total aggregate cost for all agreements is \$2,000,000 (projecting no more than \$400,000 per fiscal year) of which \$70,000 is included in the Adopted Budget for the remainder of Fiscal Year 2017-18. Amounts for remaining years of the agreements will be included in those budgets as appropriate.

### **BOARD OF SUPERVISORS STRATEGIC INITIATIVES:**

These agreements allow for needed improvements to the hospital's physical infrastructure ensuring NMC maintains itself as a first rate medical facility which, in turn, enables NMC staff to provide quality medical care that leads to an improved quality of life for its patients and their families.

- ☐ Economic Development
- ☐ Administration
- ☐ Health and Human Services
- ☒ Infrastructure
- ☐ Public Safety

Prepared by: Brian Griffin, Planning and Construction Project Manager, 783-2605

Approved by: Gary R. Gray, DO, Chief Executive Officer, 783-2504

Attachments:

JKL Construction Services Inc Agreement  
SHP Project Development Inc Agreement  
Bogard Construction Inc Agreement

Attachments on file with the Clerk of the Board