



County of Monterey

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

Board Report

File #: A 12-104, **Version:** 1

- a. Award a contract to William A. Thayer Construction, Inc., the lowest responsible and responsive bidder, for the Refurbish Youth Center Kitchen, 970 Circle Drive, Salinas, CA, Project No. 8538, Bid Package No. 10310, in the total amount of \$159,139;
- b. Approve the Performance and Payment Bonds executed and provided by William A. Thayer Construction, Inc.;
- c. Authorize a contingency in the amount of \$15,913 to ensure funding to complete the project as determined by the Director of Public Works; and
- d. Authorize the Director of Public Works to execute the contract and, subject to the terms of the Public Contract Code, approve contract change orders where each change order does not exceed 10% of the original contract amount, and do not significantly alter the scope of work.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Award a contract to William A. Thayer Construction, Inc., the lowest responsible and responsive bidder, for the Refurbish Youth Center Kitchen, 970 Circle Drive, Salinas, CA, Project No. 8538, Bid Package No. 10310, in the total amount of \$159,139;
- b. Approve the Performance and Payment Bonds executed and provided by William A. Thayer Construction, Inc.;
- c. Authorize a contingency in the amount of \$15,913 to ensure funding to complete the project as determined by the Director of Public Works; and
- d. Authorize the Director of Public Works to execute the contract and, subject to the terms of the Public Contract Code, approve contract change orders where each change order does not exceed 10% of the original contract amount, and do not significantly alter the scope of work.

SUMMARY/DISCUSSION:

On March 13, 2012, the Board approved the Plans and Specifications for the Refurbish Youth Center Kitchen, 970 Circle Drive, Salinas, CA, Project No. 8538, Bid Package No. 10310 (Project). The Project was advertised and eight bids were opened on April 13, 2012. The lowest responsible bidder was William A. Thayer Construction, Inc., with a bid in the amount of \$159,139 which includes the Base Bid plus five Add Alternates. With the award of this contract, construction can begin the end of July 2012, and be completed before the end of August 2012.

The Project is a tenant improvement to a 2,000 square foot commercial kitchen that serves three meals a day at the Youth Center. The Project's scope includes all required abatement; the disconnect and removal of existing kitchen equipment; demolition of existing floor finishes; HVAC/plumbing/electrical improvements; roof repairs; installation of a new sanitizer exhaust hood; cleaning of and repairs/replacement of wall and floor finishes; sanitizing of existing equipment; re-installation of existing and new equipment; and commissioning of all equipment.

The existing kitchen operations will be temporarily relocated during construction. Operations to prepare two cold meals per day will be relocated to Probation where there is sufficient staging room. The Youth Center is

coordinating with Natividad Medical Center's Food Service Facility to provide the required one hot meal per day. Construction duration is estimated to be forty days or less.

The Project was first listed in the FY 2008-09 CIP with a limited scope and budget as a placeholder for utility upgrades and installation of new equipment. In September 2010, Department of Public Works (DPW) investigated the site and determined the project scope should be refined to reflect actual conditions in need of repair or replacement. A new scope would allow the kitchen to be brought up to good health and safety working order but at that time exceeded the existing funding capacity. On March 15, 2011, the Board approved the consolidation of three separate Youth Center projects into one project to allow funds to be used where most appropriate to bring the site into closer health and safety compliance. As construction documents progressed it was determined a new exhaust system in the dishwash area would be needed due to new code requirements. On October 11, 2011, the Board authorized an additional \$50,000 to cover this unexpected scope.

OTHER AGENCY INVOLVEMENT:

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 documents as to form and legality, fiscal terms, and insurance provisions, respectively.

FINANCING:

There is no financial impact to the General Fund. This Project is fully funded by Capital Projects Fund, Fund 402. The Project budget is \$419,955, and costs expended to date are \$122,824, leaving a balance of \$297,131.

Prepared by: Richard P. Sauerwein, Jr., P.E., Architectural Services Manager, (831) 796-3071

Approved by:

Paul H. Greenway, P.E. Acting Director of Public Works

Approved by:

Benny J. Young, RMA Director

Dated: June 8, 2012

Attachments: Project Budget; Bid Summary; Agreement and Bonds; Location Map