



County of Monterey

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

Board Report

File #: A 15-362, Version: 1

Support staff recommendation to ratify and authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) to execute renewal and Amendment No. 2, retroactive to July 1, 2015, to the Agreement (A-12175) with Hibser Yamauchi Architects for the 3rd Floor, Building 400, Tenant Improvement, per RFQ #9600-18 at Natividad Medical Center, extending the Agreement to January 1, 2016 and adding \$45,698 for a revised total Agreement amount of \$610,227.

RECOMMENDATIONS:

It is recommended that the Capital Improvement Committee:

Support staff recommendation to ratify and authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) to execute renewal and Amendment No. 2, retroactive to July 1, 2015, to the Agreement (A-12175) with Hibser Yamauchi Architects for the 3rd Floor, Building 400, Tenant Improvement, per RFQ #9600-18 at Natividad Medical Center, extending the Agreement to January 1, 2016 and adding \$45,698 for a revised total Agreement amount of \$610,227.

SUMMARY/DISCUSSION:

Natividad Medical Center has completed the development of Family Practice and Residency clinic on the 3rd floor of Building 400. NMC and Monterey County Health Department (HD) have partnered to develop a clinic space in the existing Medical Office Building (MOB).

On January 24, 2012 the Board of Supervisors approved the agreement (A-12175) with Hibser Yamauchi (HY) Architects for \$486,599 and on April 16, 2013 the Board of Supervisors approved Amendment 1 for \$77,930 to provide 2nd and 3rd floor building 400 tenant improvements services per RFQ #9600-18 at Natividad Medical Center. NMC desires to increase the scope of services to the agreement to include the following:

1. Hibser Yamauchi (HY) conducted bi-weekly project staff meetings at NMC's request during the contractor award period. The effort kept a focus on the project requirements; however requests for design changes occurred during this time frame. HY and their consultants provided additional design work due to those design changes. The cost for these services is \$14,035.
2. The Health Department decided to remove the casework in the reception area and install systems furniture due to concerns with ergonomics. This design change required additional design time from the Architect and their consultants. The cost increase for this design change was \$2,800.
3. The project duration increased due to long lead times, unforeseen conditions and a protest during the award of the general contractor. This increase is for HY's construction administration time that extended beyond the initial contract duration identified in the RFQ. The cost for the increase of project duration is \$41,533.
4. During construction the general contractor identified that the exam room sinks that were submitted and approved by the architects, could not be installed into the specified modular furniture. A change order occurred to purchase the correct sinks for the cost of \$12,670. HY agreed to reduce their add service cost by the total cost of the change order in the amount of \$12,670.

The increase total for Amendment No 2 is \$45,698. The new total Agreement amount is \$610,227.

(Refer to Exhibit 1 for description)

All add service fees for HY Architects occurred during the construction phase of the project and were reviewed by NMC's Project Manager and initiated approval to keep the project on schedule and within budget. Initiation of Amendment 2 was delayed due to negotiations with HY Architects and reconciliation of project scope. Amendment 2 incorporates all architectural and construction administration services though construction initiation to project completion.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved this Amendment No. 2 as to legal form and risk provisions. The Auditor-Controller has reviewed and approved this Amendment No. 2 as to fiscal provisions. Amendment No. 2 to HY Architects Agreement has been reviewed and approved by NMC's Finance Committee on July 30, 2015 and by its Board of Trustees on August 7, 2015.

FINANCING:

The cost of Amendment No. 2 will be subsidized by NMC's project department operational budget (9600-8463-620) in the amount of \$45,698. The original cost for this Agreement was \$486,599 and was approved in the Fiscal Year 2011/2012 Approved Capital Budget. There is no impact to the General Fund.

Prepared by: Brian Griffin, Project Manager, 783-2605

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

Attachments: Exhibit 1, Agreement, Amendment 1, Renewal Amendment 2