



County of Monterey

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

Board Report

File #: 16-486, **Version:** 1

- a. Approve the Plans and Specifications for the Natividad Medical Center, Project #9600- 66 Building 400 Cardiology Clinic and HVAC Mechanical Upgrade, Bid #NMC-1012 for construction contractors to bid on; and
- b. Authorize Natividad Medical Center to advertise the “Notice to Contractors” in a newspaper of general circulation.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Plans and Specifications for the Natividad Medical Center, Project #9600- 66 Building 400 Cardiology Clinic and HVAC Mechanical Upgrade, Bid #NMC-1012 for construction contractors to bid on
- b. Authorize Natividad Medical Center to advertise the “Notice to Contractors” in a newspaper of general circulation.

SUMMARY/DISCUSSION:

NMC desires to perform tenant improvements to the shell space in Building 400 first floor (approximately 5,200 square feet) and replace the roof top mechanical equipment (Heating Ventilation and Air Conditioning (HVAC) and boilers) that support this space. The tenant improvements will allow for outpatient Cardiopulmonary/ Cardiology clinic and Women’s Diagnostic Imaging services to relocate from the main Radiology Department in the hospital (Building 500 first floor). This move is essential in order to provide adequate inpatient imaging space for the Radiology Modernization project. Currently, NMC has identified \$1,061,043 in capital as the tenant improvement construction cost for the build out of the shell space.

The Medical Office Building (MOB), Building 400, has mechanical equipment that needs replacement and repair. This project is complimentary to the MOB - First Floor project, and NMC believes that the cost of construction will be less combining both projects, rather than bidding them out separately. Currently, NMC has identified capital funds in the amount of \$705,000 for construction for the mechanical equipment upgrades.

On December 19, 2014 HGA Architects were selected by NMC from its Architectural Master Agreement. NMC contracted with HGA Architects to provide construction drawings and specifications for the Building 400 1st Floor Tenant Improvement Project and HVAC Mechanical Upgrade. HGA Architects submitted the construction plans and specification to the County of Monterey - Building Department on August 14, 2015 and received approval on December 17, 2015.

The bids will be opened and publicly read aloud by the Contracts/Purchasing Agent in the Clerk of the Board’s Conference Room 1032, Monterey County Government Center, 168 West Alisal Street 1st Floor, Salinas, California 93901. NMC will follow the requirements of public contracting during the bid process. The recommended action authorizes staff to proceed with the advertisement and bid selection for the construction phase of the Project.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved this Agreement as to legal form and risk provisions. Auditor-Controller has reviewed and approved this Agreement as to fiscal provisions.

FINANCING:

The cost for Construction is estimated at \$1,105,000 for Building 400 - 1st Floor and 705,000 for Building 400 - Mechanical upgrade. Natividad Medical Center's capital budget for Building 400 - 1st Floor is \$1,156,036 (Capital Project # B16-2016-196 funding: \$56,036 in Prior Fiscal Year (FY)'s, \$832,500 in FY 2015-16, and \$267,500 in FY 2016-17) and Building 400 - Mechanical Upgrade is \$800,000 (Capital Project # B16-2016-196: \$50,000 in Prior FY's, \$555,000 in FY 2015-16, and \$195,000 in FY2016-17) and is approved in the FY 2014-2016 and budgeted for FY 2016-17 recommended budget. Combined project budget totals \$1,956,036 for construction and \$194,990 for design. There is no impact to the General Fund.

Prepared by: Brian Griffin, Project Manager, 783.2605

Approved by: Gary Gray, D.O., Chief Executive Officer, 783.2553

Attachments: Project Budget, Plans and Specifications - Which Includes: The Notice to Contractors

(Attachments are on file with the Clerk to the Board's Office)