

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-3

Urgent

Routine

AGENDA DATE August 2, 2011

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval of the Plans and Specifications for the Minor Renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project; Authorize Invitation to Bid, Set the Bid Date for September 8, 2011 at 2:00 p.m., and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the plans and specifications for the minor renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project prepared by Pacific Design Associates, Inc.
2. Authorize the Project Manager to issue a notice on August 3, 2011, inviting bids for the construction of the project and to set a bid date of September 8, 2011 at 2:00 p.m., and for the Project Manager to modify the bid date if necessary.
3. Authorize the Project Manager to accept and open bids on September 8, 2011, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a construction contract award to the lowest responsible bidder.

FISCAL IMPACT:

On December 22, 2009, the Board approved minor renovations needed at the Public Health Laboratory to create an environment where staff can operate most efficiently and effectively and space where the new Polymerase Chain Reaction (PCR) equipment could be accommodated. At that time, the Board approved a project budget of \$376,585 which included equipment costs of \$281,585, and construction costs estimated not to exceed \$95,000.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-464

On motion of Supervisor Withrow, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION: This Item was removed from the consent calendar for discussion and consideration.



ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of the Plans and Specifications for the Minor Renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project; Authorize Invitation to Bid, Set the Bid Date for September 8, 2011 at 2:00 p.m., and Related Actions
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FISCAL IMPACT (Continued):

The previously approved sources and uses for funding include the following:

**Health Services Agency Public Health Laboratory
 Polymerase Chain Reaction System**

| Sources | Amount |
|---|------------------|
| Homeland Security Grant | \$281,585 |
| Public Facility Fees | \$66,431 |
| Health Services Agency Public Health Laboratory fund balance | \$28,569 |
| Total | \$376,585 |

| Uses | Amount |
|---|------------------|
| Equipment costs | \$281,585 |
| Construction costs including architectural services, construction management services, construction contract | \$95,000 |
| Total | \$376,585 |

There is no additional impact associated with this action.

DISCUSSION:

The construction of the Stanislaus County Health Services Agency Public Health Laboratory was completed in 1962. The public's health depends upon the rapid, reliable transmission of test results and other vital health data. Elected officials, policy makers, public health, clinicians and emergency responders rely on this data to diagnose, treat and control health threats. Public health laboratories play an essential role in public health and safety. They function to generate critical data used to make informed decisions regarding the implementation of preventative measures and development of effective policies that protect the public from unforeseen conditions, hazards, and threats.

The Health Services Agency's Public Health Department identified the need for a polymerase chain reaction (PCR) system as a critical piece of laboratory infrastructure that will be key in the surveillance and monitoring activities of the County Public Health Department. Laboratory applications for this equipment include confirmation of bioterrorism, influenza and norovirus.

On December 22, 2009, the Board approved minor renovations needed at the Public Health Laboratory to create an environment where staff can operate most efficiently and effectively and using space where the new PCR equipment could be accommodated.

Approval of the Plans and Specifications for the Minor Renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project; Authorize Invitation to Bid, Set the Bid Date for September 8, 2011 at 2:00 p.m., and Related Actions

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At that time, the Board approved a project budget of \$376,585 which included equipment costs of \$281,585, and construction costs estimated not to exceed \$95,000.

On September 21, 2010, the Board of Supervisors approved a contract for professional architectural design services for the development of plans and specifications for the minor renovations at the Health Services Agency Public Health Laboratory to Pacific Design Associates, Inc. of Modesto, California, for the lump sum amount not to exceed \$9,950.

On December 14, 2010, the Board of Supervisors approved the plans and specifications for the minor renovations. The Board also authorized the Project Manager to issue a notice inviting bids for the construction phase of the project, authorized staff to accept and open bids on January 19, 2011 at 2:00 p.m., and directed staff to return to the Board to recommend a contract award to the lowest responsible bidder.

On January 19, 2011, at 2:00 pm, Staff received and opened five proposals for the minor renovations at the Health Services Agency Public Health Laboratory from Barham, Inc. dba BC Construction of Ceres, California, JHK Construction, Inc. of Escalon, California, Haskell & Haskell Engineering & Construction Services, Inc. of Knights Ferry, California, Menghetti Construction, Inc. of Modesto, California, and Cheek Construction Management, Inc. of Ceres, California.

The low bid of \$84,500 from JHK Construction, Inc. exceeded funds available of \$65,000 for construction. Informal conversations with general contractors, subcontractors, and with the Architect indicated the decline in the available labor forces was a major contributor to higher costs.

Staff discussed the cost overrun with the Architect and developed the following strategies for reducing the cost of the project without impacting the functionality of the project:

1. Eliminating some items that although desirable, were not absolutely necessary for the functionality of the project (I.E. interior signage, additional voice and data wiring).
2. Eliminating the requirement to furnish a certification by the manufacturer of the roofing materials for patching the new roof vent.
3. Allowing a substitution to the mechanical control systems.
4. Eliminating the air balancing certification report.
5. Reusing existing doors hardware.
6. Allowing one new cabinet to be an additive alternate to reduce the base scope, but be added back in if funding allows.
7. Allowing the new sink and eyewash to be an additive alternate to reduce the base scope, but be added back in if funding allows.

Approval of the Plans and Specifications for the Minor Renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project; Authorize Invitation to Bid, Set the Bid Date for September 8, 2011 at 2:00 p.m., and Related Actions

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On February 15, 2011, the Board of Supervisors approved to reject all bids and directed Staff to work with the Architect to redesign the project to reduce costs to ensure the project remained within the previously approved budget.

Since that time, the Architect has worked with staff to redesign the project which includes the following cost reduction strategies:

- Use of non-proprietary controls and equipment for the mechanical exhaust system;
- Deletion of the requirement for the roofing contractor to obtain a certification from the roofing manufacturer of the original roof system to cut and patch the roof for miscellaneous penetrations of the membrane;
- Utilization of County staff to install the voice and data system and the signs
- Redesign mechanical support systems details were redesigned to be more cost effective; and
- Re-use of existing doors and hardware.

Staff are recommending three additive bid alternates detailed below to ensure the project remains within the previously approved budget

Today's Recommended Actions

The next critical steps for the project recommends that the Board of Supervisors approve three actions that will ensure the project proceeds to the Bid and Award Phase of the Project including the following:

- 1. Approve the plans and specifications for the minor renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project prepared by Pacific Design Associates, Inc.**

The final design documents have been completed and will be available from the Clerk of the Board of Supervisors. (Attachment 1)

- 2. Authorize the Project Manager to issue a notice on August 3, 2011, inviting bids for the construction of the project and to set a bid date of September 8, 2011 at 2:00 p.m., and for the Project Manager to modify the bid date if necessary.**

The bids will include three additive bid alternates to be evaluated in a blind bid process if funds are available and the base bid comes in under the previously approved budget. The additive bid alternates include the following:

- Addition of chemical resistant countertops and backsplashes;

Approval of the Plans and Specifications for the Minor Renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project; Authorize Invitation to Bid, Set the Bid Date for September 8, 2011 at 2:00 p.m., and Related Actions

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- Addition of stainless steel sink and eyewash station; and
- Addition of peninsula cabinet in existing work area of lab.

The Architect and independent Cost Estimator have estimated that the project, as designed, is within the project budget.

3. Authorize the Project Manager to accept and open bids on September 8, 2011, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a construction contract award to the lowest responsible bidder.

It is anticipated that when the project is completed, the new PCR equipment will enable the Health Services Agency Public Health Laboratory in identifying viral diseases inclusive of bioterrorism, influenza, and norovirus. This is extremely important as longer wait times reduce Public Health's ability to respond to and mitigate infectious diseases. As longer turnaround times occur due to an ever increasing number of sick people emerging, the ever-widening sphere of infection could ultimately result in an "outbreak".

Schedule

Upon bid and award of the construction contract, the expected construction duration is three months, with completion expected in Winter 2011.

POLICY ISSUES:

Approval of this matter supports the Board priorities of A Safe Community, A Healthy Community, and Efficient Delivery of Public Services by providing surveillance and monitoring activities at the County Public Health Department.

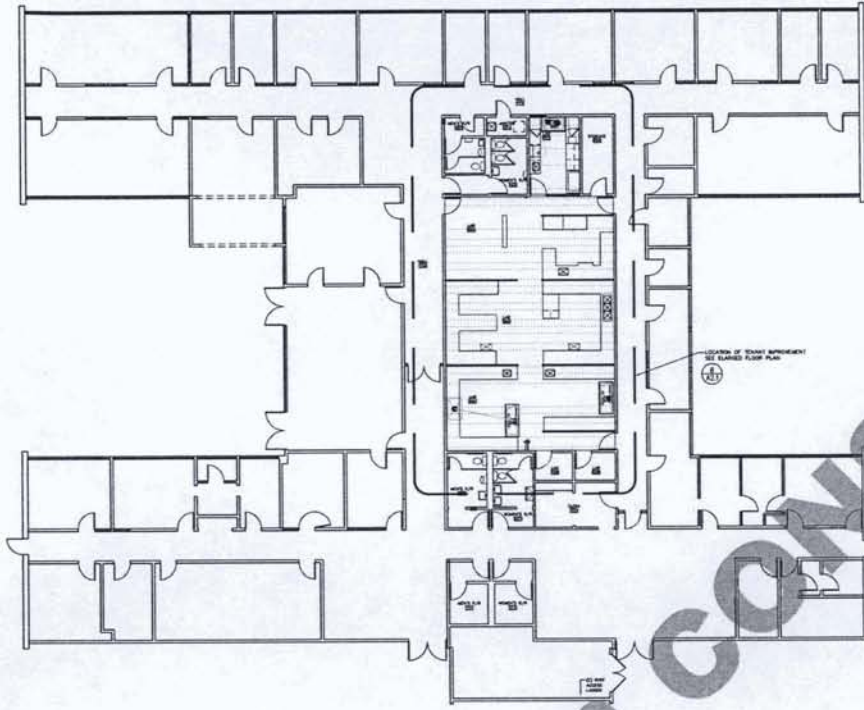
STAFFING IMPACT:

Chief Executive Office, Health Services Agency Public Health, and Office of Emergency Services staff will collaborate to ensure the project is implemented.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: 209-525-6333

ATTACHMENT
AVAILABLE
FROM CLERK



NOTE:
THE FLOOR PLAN SHOWN ON THIS DRAWING IS AS THE BUILDING PRESENTLY EXISTS. THE DIMENSIONS SHOWN WERE DETERMINED BY FIELD MEASUREMENT OR AS PROVIDED BY THE OWNER OR HIS REPRESENTATIVE. THE DIMENSIONS AND WALL LOCATIONS SHALL BE FIELD VERIFIED FOR ANY FUTURE MODIFICATIONS.

NOTE:
FACILITY HALLWAYS ARE NOT FIRE RATED.

1/32"=1'-0"

19 BUILDING FLOOR PLAN

DOOR & HARDWARE SCHEDULE

| TYPE / DESCRIPTION | REMARKS |
|--------------------|--|
| A | |
| B | EXISTING DOOR TO REMAIN, PROTECT FROM DAMAGE. |
| C | REMOVE DOOR & FRAME |
| HARDWARE SCHEDULE | |
| TYPE / DESCRIPTION | REMARKS |
| T | BUILDING INTERIOR STANDARD LOCKSET, BUTTS, LEVER HARDWARE, FUNCTION LAB ELECTRICAL LOCKSET (1), HOIST CONTROL, SOLID CORE, ROOM ROOM, 15, ACCESS (1), HARDWARE & SECURITY HARDWARE |
| B | BUILDING INTERIOR STANDARD LOCKSET, BUTTS, LEVER HARDWARE, CLOSER, SOUND/SMOKE SEALS |
| A | SELEGATE DOOR HARDWARE & SECURITY HARDWARE, PROTECT FROM DAMAGE. |

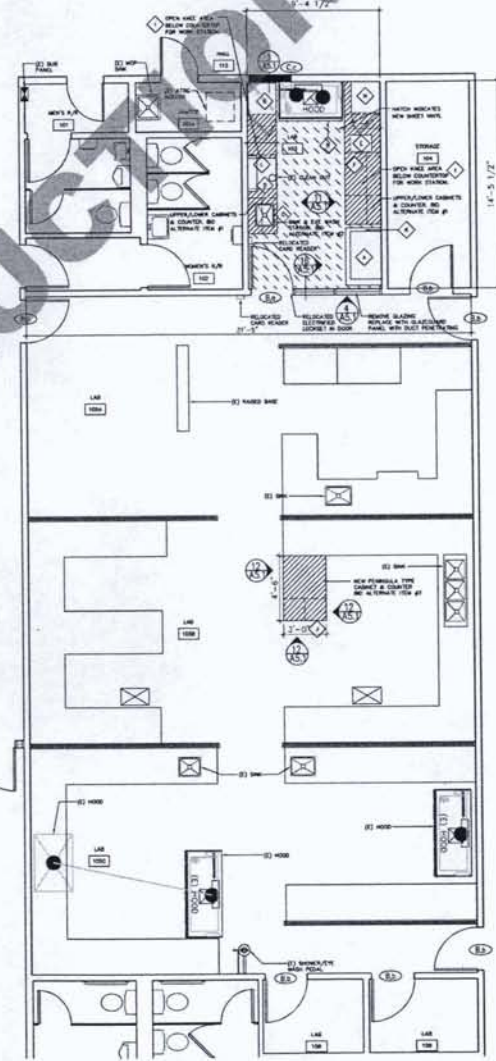
| SYM | DESCRIPTION | MAKE/MODEL | DIMENSIONS | REMARKS |
|-----|--|--|---------------------------|------------------|
| A | PCR SYSTEM DUPLICATION AMPLIFICATION MODULE* | KOCHER APPLIED SCIENCE/MAGNA PURE LC 2.0 | W:40" D:28" H:35" | 391.6 LBS |
| B | BIO SAFETY CABINET** | NUAIRE/435-400 | W:53 5/8" D:32 7/8" H:81" | ALT. BID ITEM #1 |
| C | SINK WITH EYE WASH | | W:30" | 155.1 LBS |
| D | AIR CLEAN FOR AMPLIFICATION* | QAGEN/QA CUBE | W:25.8" D:24.4" H:22.4" | |
| E | CENTRIFUGE* | APPLIED BIOSYSTEMS/7300 FAST DR | W:14" D:17.7" H:19.9" | |
| F | BENCH WORKSTATION | | W:9' 11 1/2" D:2' 6" H:2' | |
| G | REFRIGERATION* | REVCO/REF-45A | W:24" D:25" H:33.4" | |
| H | FREEZER* | REVCO/ALT-432A | W:24" D:28" H:33.4" | |
| I | CHEMICAL RESISTANT EQUIPMENT* | | | ALT. BID ITEM #1 |
| J | PENINSULA CABINET** | | | ALT. BID ITEM #3 |
| K | REFRIGERATOR* | LIBERTY INDUSTRIES INC./7-750-304 H | W:48" D:30" H:30" | |
| L | WATER PURIFICATION SYSTEM* | PURELAB/ELGA OPTION-D7 | W:27.1" D:10.6" H:18.1" | 44 LBS |

* OWNER PROVIDED
** GENERAL CONTRACTOR PROVIDED

20 DOOR/HARDWARE SCHEDULE

16 EQUIPMENT SCHEDULE

ALTERNATE BID ITEM #1 - UPPER/LOWER CABINETS & COUNTER
ALTERNATE BID ITEM #2 - SINK & EYE WASH STATION
ALTERNATE BID ITEM #3 - PENINSULA CABINET & COUNTER



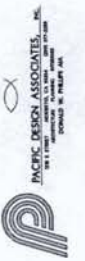
SEE EQUIPMENT SCHEDULE DETAIL 16/A2.1 FOR SPECIFIC INFORMATION

NOTE:
VOICE & DATA ELECTRICAL REQUIREMENTS N.L.C. AND SHALL BE INSTALLED BY COUNTY STAFF. GENERAL CONTRACTOR SHALL COORDINATE WITH COUNTY PERSONNEL TO INSTALL VOICE & DATA REQUIREMENTS.

8 ENLARGED FLOOR PLAN

1026-A201

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |



FLOOR PLAN, DOOR/HARDWARE & EQUIPMENT SCHEDULE

Public Health Lab Renovations
for:
STANISLAUS COUNTY HEALTH SERVICES AGENCY
820 SCENIC DRIVE
Modesto, CA 95350

DATE 10-15-10
SCALE AS NOTED
DRAWN MDN
JOB 10.09026
SHEET

A2.1

Approval of the Plans and Specifications for the Minor Renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project; and Related Actions



**PowerPoint
Presentation**

BOARD OF SUPERVISORS

August 2, 2011

Project Description

- Purchase and install a Polymerase Chain Reaction (PCR) system at the Health Services Agency Public Health Laboratory that will provide biological, chemical and genetic testing capacities and increase public health surveillance and response to emerging threats

Project Description

- Complete minor renovations within existing office space for the operation of the PCR system

PCR Public Health Lab Project

Sources of Funding

| Public Health Lab PCR Revenue Sources | <i>Amount</i> |
|--|----------------------|
| Homeland Security Grant Funding | \$281,585 |
| Public Facility Fees | \$66,431 |
| Department Fund Balance | \$28,569 |
| Total | \$376,585 |

PCR Public Health Lab Project Uses

| Public Health Lab PCR Uses | <i>Amount</i> |
|--|----------------------|
| Salaries: Project Oversight and Support | \$8,412 |
| Services and Supplies: Construction Management, Architectural Services, Inspection Services, Printing, and Publications | \$13,833 |
| Other Charges: Government Interfund Charges | \$200 |
| Fixed Assets: Alarm System, Data Communications, and Change Order Contingency | \$7,555 |
| Construction Contractor | \$65,000 |
| PCR Equipment | \$281,585 |
| Total | \$376,585 |

Previous Actions by the Board of Supervisors April 6, 2010

- Approved the rescission of the December 22, 2009 authorization for the sole-source purchase of a polymerase chain reaction (PCR) system with Roche Diagnostic Corporation
- Approved a revised project to purchase and install a PCR system

Previous Actions by the Board of Supervisors April 6, 2010

- Approved to issue three separate purchase orders for the sole-source purchases approved by the State of California Emergency Management Agency (CAL-EMA) to for the ABI 7500 Fast DX; Roche MagNA Pure IC 2.0 System; and the QIAcube

Procurement of the PCR System

- The purchase orders were issued in the Summer of 2010; and the equipment was delivered in the Winter of 2010

Previous Actions
by the Board of Supervisors
December 14, 2010

- Approved the plans and specifications for the minor renovations prepared by Pacific Design Associates, Inc. of Modesto, California

Previous Actions

Approved by the Board of Supervisors

December 14, 2010

- Authorized the Project Manager to issue a Notice Inviting Bids for the construction phase of the project; and accept and open bids on January 19, 2011
- Directed staff to return to the Board of Supervisors to recommend an award

Bidding on the Project

- January 19, 2011 five proposals were received and opened
- The original construction contractor budget approved was \$65,000
- The low bid received was \$84,500
- The low bid exceeded the construction contractor budget by \$19,500

Cost Reduction Strategies

- Eliminate non-essential items that won't impair the functionality of the Public Health Laboratory and operation of the PCR equipment
- Allow for deductive alternates in case bids come in again higher than expected

Previous Actions

Approved by the Board of Supervisors

February 15, 2011

- Authorized the Project Manager reject all bids received for the minor renovations
- Directed Staff to work with the Architect to redesign the project to reduce costs to ensure the project remained within the previously approved project budget

Project Redesign and Cost Reduction Strategies

- Use of non-proprietary controls and equipment for the mechanical exhaust system;
- Deletion of the requirement for the roofing contractor to obtain a certification from the roofing manufacturer of the original roof system to cut and patch the roof for miscellaneous penetrations of the membrane;

Project Redesign and Cost Reduction Strategies

- Utilization of County staff to install the voice and data system and the signs
- Redesign mechanical support systems details were redesigned to be more cost effective; and
- Re-use of existing doors and hardware

Additive Bid Alternates

- The bids will include three additive bid alternates to be evaluated in a blind bid process if funds are available and the base bid comes in under the previously approved budget. The additive bid alternates include the following:

Additive Bid Alternates

- Addition of chemical resistant countertops and backsplashes;
- Addition of stainless steel sink and eyewash station; and
- Addition of peninsula cabinet in existing work area of lab.

Staff Recommendations

1. Approve the plans and specifications for the minor renovations at the Health Services Agency Public Health Laboratory Polymerase Chain Reaction Project prepared by Pacific Design Associates, Inc.

Staff Recommendations

2. Authorize the Project Manager to issue a notice on August 3, 2011, inviting bids for the construction of the project and to set a bid date of September 8, 2011 at 2:00 p.m., and for the Project Manager to modify the bid date if necessary.

Staff Recommendations

3. Authorize the Project Manager to accept and open bids on September 8, 2011, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a construction contract award to the lowest responsible bidder.

Project Schedule

- Upon bid and award of the construction contract, the expected construction duration is three months, with completion expected in Winter 2011.