

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

DEPT: Chief Executive Office

BOARD AGENDA # B-12

Urgent

Routine

AGENDA DATE March 26, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Final Bridging Design for Design Build Construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project at 700 17th Street, Modesto; Approval to Issue Request for Proposals for Design-Build Construction of the Project; and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the final bridging design for the design-build construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project as presented by Pacific Design Associates, Inc. and as recommended by the Project Team.

Continued on Page 2

FISCAL IMPACT:

On December 13, 2011, the Board of Supervisors approved the re-use of the former Medical Arts Building as the new permanent location of the Sheriff's Coroner Facility and the financing plan for replacement of the Coroner's Facility including the commitment of \$6.2 million financed through an internal borrowing from the 2006 Tobacco Endowment Fund.

Continued on page 2

BOARD ACTION AS FOLLOWS:

No. 2013-134

On motion of Supervisor De Martini, Seconded by Supervisor O'Brien

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS (Continued):

2. Approve the issuance of the Design-Build Construction Request for Proposals (RFP) for the construction, pricing and alternate pricing of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project to the seven recommended pre-qualified Design-Build General Contractor Teams: F&H Construction of Lodi, California, Soltek Pacific Construction of San Diego, California, Iolman Construction Services of Turlock, California, Roebbelen Construction of El Dorado Hills, California, Ascent Builders Incorporated of Sacramento, California, Diede Construction Inc. of Woodbridge, California and Acme Construction Company, Inc. of Modesto, California.
3. Authorize the Project Manager to issue Request for Proposals (RFP) for Labor Compliance Program and return to the Board of Supervisors to award the recommended contract for services concurrent with the future award of a construction contract.
4. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in this phase of the project as long as they are within the approved project budget.

FISCAL IMPACT (Continued):

On April 3, 2012, the Board of Supervisors authorized the Project Manager to execute a contract for professional architectural design services for the bridging design phase for re-use of the former Medical Arts Building to provide for the Coroner Public Administration Facility, Video Visitation, and Medical Records Project to Pacific Design Associates, Inc. of Modesto, California in the amount of up to \$273,000. Additionally, the Board of Supervisors authorized the Project Manager to execute a contract for specialty hazardous materials abatement and demolition consulting services for the Project to Hazard Management Services, Inc. of Modesto, California in the amount of up to \$33,245.

The estimated cost to retrofit the Medical Arts Building and to make the recommended tenant improvements is \$4,900,000, not including a building buy-back plan for the building to the Health Services Agency, which was estimated to be \$1.3 million, for a total estimated project cost of \$6.2 million.

On November 13, 2012, the Board of Supervisors authorized an increase in revenue and appropriations in the amount of \$4,299,530 through an operating transfer out of the 2006 Tobacco Endowment Fund to the Capital Project Fund for the Coroner Public Administration Facility, Video Visitation, and Medical Records. Additionally, the Board directed the Auditor-Controller to transfer \$255,918 out of Public Facilities Fees (PFF)

for the costs of additional fixtures, furnishing and equipment (FF&E) identified by the Sheriff-Coroner Office to meet the operational needs of the Department. A full project budget with appropriations totaling \$5,155,918 was approved by the Board as outlined in the sources and uses chart below:

Sources-Approved 11-13-2012	Amount
Public Facilities Fees (Programming Phase)	\$145,000
2006 Tobacco Endowment Fund (Approved 12-13-11)	\$455,470
2006 Tobacco Endowment Fund	\$4,299,530
Public Facilities Fees (Furniture, Fixtures & Equipment)	\$255,918
Total	\$5,155,918

Uses-Approved 11-13-2012	Amount
Salaries and Wages: Project Management	\$161,801
Services and Supplies (Construction Management, Legal Services, Publications and Legal Notices, Office Supplies, Postage	\$737,637
Other Charges Government Fund	\$6,413
Construction, Construction Contingency, Abatement & Demo	\$3,994,149
Furniture, Fixtures and Equipment (FFE)-Coroner	\$255,918
Total	\$5,155,918

Consistent with applicable law, the County's use of the Design Build construction process may allow for scheduling efficiencies and cost savings generated by the Design Build teams. Design-Build Proposers, as part of the RFP process, will be asked to meet or decrease the amount of County construction dollars allocated for this project as within the Board of Supervisors approved project budget. The Design Build procurement process will require that Design Build Proposers are innovative with the final design and construction project approach to meet the project budget. The construction budget, as included within the approved Project Budget, is \$3,784,302. The construction *estimate* from Pacific Design Associates is \$3,401,281. Additional costs of architecture and engineering, hazardous materials remediation and data and communication work is estimated at \$353,258 for a total construction *estimate* of \$3,754,539. The final design is within the construction portion of the project budget. Final costs will not be known until the completion of the bidding phase.

Future project decisions will be brought to the Board of Supervisors at each phase of the project for consideration and approval.

DISCUSSION:

The Project Team, including the Chief Executive Office, Capital Projects and Sheriff's Office staff, working with the Pacific Design Associates and Hazard Management

Approval of the Final Bridging Design for Design-Build Construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project at 700 17th Street, Modesto; Approval to Issue Request for Proposals for Design-Build Construction of the Project; and Related Actions

Page 4

Services, have made significant progress toward designing the new Coroner Facility, Video Visitation and Medical Records Facility to be located at the former Medical Arts Building (MAB) at 700 17th Street, Modesto. The final bridging design for the Coroner Public Administration Facility, Video Visitation, and Medical Records Project has been completed and is presented here for approval by the Board of Supervisors.

At the direction of the Board of Supervisors, the Project Manager issued a Request for Statement of Qualifications (RFSOQ) to pre-qualify design-build construction teams for this important and complex project. Eight proposals were received and were subject to an extensive and comprehensive review on the basis of the County's requirements. This review included an analysis of each proposer's legal, claims, financial and technical experience, as well as their technical and financial capacity to competently manage and complete the design and construction of this Project, and verifies their licensure and acceptable labor, safety and worker's compensation track record. The prequalification process is required by Public Contract Code Section 20133 and ensures the County's ability to differentiate between attributes of competing teams, thus prequalifying those teams that best meet the County's needs. Seven of the proposing teams are recommended for pre-qualification for this Project and the Chief Executive Office is requesting the Board authorize staff to issue a Request for Proposals (RFP) from the current list of seven pre-qualified design-build construction teams:

- F&H Construction of Lodi, California,
- Soltek Pacific Construction of San Diego, California,
- Iolman Construction Services of Turlock, California,
- Roebbelen Construction of El Dorado Hills, California,
- Ascent Builders Incorporated of Sacramento, California,
- Diede Construction Inc. of Woodbridge, California, and
- Acme Construction Company, Inc. of Modesto, California.

The remaining firm did not provide the required disclosures in accordance with the published requirements of the RFSOQ and for that reason is not recommended for pre-qualification. The field of general contractor design teams is outstanding for this project and the field should result in excellent competition as well as quality project delivery.

The Board of Supervisors will be asked to consider awarding a qualified, best-value design-build construction contract in Spring 2013 in strict accordance with the provisions of the Public Contracts Code for best-value consideration for a Design Build Project. In order to minimize cost and exposure the hazardous materials remediation and selective demolition for the Project will now be included in the design-build contract.

As required by Public Contract Code Section 20133 for all design build projects, the Board of Supervisors will also be asked to consider approving a contract with a third

party to operate a labor compliance program for the Project, containing the requirements outlined in Section 1771.5 of the Labor Code.

Background

The Sheriff-Coroner has the responsibility of investigating deaths for reasons such as unknown cause of death, no known medical provider, criminal acts and others as directed by Government and Health-Safety codes. Furthermore, the Sheriff shall provide storage for decedents with no known family and for funeral homes when necessary because of lack of capacity at local mortuaries.

The Sheriff-Coroner facility, located at County Center III, on Oakdale Road, in Modesto, was constructed in 1978. The current facility space, equipment, and storage needs have not kept pace with current or future demands and volume of the death investigations conducted at the facility. The facility has outlived its useful service life and is in need of repair.

On June 26, 2007, the Board of Supervisors accepted the updated Public Safety Center Jail Needs Assessment and Public Safety Services Master Plan, and authorized the staff to develop an overall implementation strategy which included the development of phasing options, funding options, and professional programming services. In addition to evaluating jail needs, the planning effort included evaluating the need to replace the Sheriff Coroner's Facility. One of the recommendations in the Master Plan was to construct a new Coroner's facility at the County's Public Safety Center, adjacent to other Sheriff's facilities and operations.

After extensive programming efforts, on December 13, 2011, the Board of Supervisors approved the re-use of the former Medical Arts building as the new permanent location of the Sheriff's Coroner Facility. The proposed project will include re-use of most of the building for the Sheriff-Coroner. The proposed re-use of the Medical Arts Building also includes the Sheriff's Detention Public Video Visitation Center as well as Medical Records for the Health Services Agency.

On April 3, 2012, the Board of Supervisors authorized the Project Manager to execute a contract for professional architectural design services for the bridging design phase for re-use of the former Medical Arts Building to provide for the Coroner Public Administration Facility, Video Visitation, and Medical Records Project to Pacific Design Associates, Inc. of Modesto, California in the amount of up to \$273,000. Additionally, the Board of Supervisors authorized the Project Manager to execute a contract for specialty abatement and demolition consulting services for the Project to Hazard Management Services, Inc. of Modesto, California in the amount of up to \$33,245.

On November 13, 2012, the Board of Supervisors accepted the schematic design for the Project as prepared by Pacific Design Associates, Inc. and authorized the Project Manager to issue a Request for Statement of Qualifications (RFSOQ) for the pre-qualification of design-build contractor teams. The final bridging design has been completed and a list of seven pre-qualified design-build contractor teams has been compiled for Board approval. The Project Team is ready to issue a Request for Proposals (RFP) that will be made available to the pre-qualified teams. Proposals will be due to the County on May 1, 2013.

Final Bridging Design and Procurement

The County will issue a Request for Proposals (RFP) to the Board of Supervisors' list of approved pre-qualified Design-Build entities. The RFP will include the biddable bridging documents for development of a future design-build construction contract. The Project Team and Design Team recommend the proposed re-use of the Medical Arts Building to meet the operational needs of the County, while promoting staff efficiency and being within the project budget; the use by floor level as outlined in the final bridging designs are detailed below:

Floor	Use
Second Floor	Coroner Office Public Reception and Office Use
First Floor	Coroner Staff Access Only
First Floor	Sheriff Detention Video Visitation Center
Basement	Coroner Staging, Loading, Storage and HSA Medical Records

The proposed base construction project includes a functional building for use as a Sheriff-Coroner, video visitation and medical records facility. The facility plan and design also provide for future build-out of administration areas as growth may occur in the coming decades.

At the construction cost estimate of \$3,754,539, the proposed project is a balance between meeting the basic functions of the Sheriff-Coroner to at least year 2030 and the available project budget. At the construction estimate the included work will involve demolition of interior finishes, remediation of hazardous materials, all new mechanical, electrical and plumbing and interior finishes and casework needed to support the Facility. The Project Team, Design Team and Sheriff-Coroner staff worked diligently through numerous value engineering sessions to ensure the project could be achieved within the approved project budget, and after careful examination, elected to forego improvements such as redundant electronic card readers and select communications equipment. Additionally, recognizing the challenge to fit the project within the budget, Sheriff-Coroner staff recognized the need for basic operational functionality for the

building. These balance and choices during the design effort have allowed the project to stay on course and within the Board of Supervisors approved project budget.

The bridging documents provided by Pacific Design Associates detail the improvements to the Facility as within the construction estimate and approved project budget. The basement level of the building will include a secure vehicular sallyport, parking and medical records storage. The first floor of the facility will include a remote, public video visitation center for the County jail system. Equipment and software for Video Visitation is expected to be purchased with Assembly Bill (AB) 900 Local Jail Construction Financing Program Phase II funding. This video visitation space has been developed with future build-out capability to accommodate the project budget. Additionally, the first floor will include the secure handling of Sheriff-Coroner operations including the processing, autopsy, cooler and laboratory functions of the Department. The Project Team has made significant compromises to allow the project to meet the budget including Alternates for an operating room (Room 114) and decomposition cooler, main cooler and freezer (Rooms, 115, 116 and 117) as shown in the attached bridging documents. The second floor of the facility will include the public entry to the Sheriff-Coroner lobby space accessed via a stairway and elevator. The second floor includes the administrative offices of the Sheriff-Coroner, public counseling rooms and staff break areas. A portion of the second floor will be left for future build-out by the Sheriff-Coroner to assist in meeting the project budget.

Alternates have been included in the bridging design to provide more value to the County if affordable within the approved Project Budget and the bid prices we will receive. Alternates include items that were removed from design to remain within budget:

- Alternate No. 1: Air Conditioning System for Garage 132 and Garage 133, \$14,312;
- Alternate No. 2: O.R. Room (Room 114), \$14,163;
- Alternate No. 3: Roof Insulation, \$30,626; and
- Alternate No. 4: Replace Exterior Windows, \$45,528.

Finally one additional alternate is included in both the budget and the estimate, however separate pricing is being sought to ensure the best competitive price for this needed equipment:

- Alternate No. 5: Decomposition Cooler, Main Cooler and Freezer, \$160,000.

The Alternates are costs of construction that may be included in the construction contract if the cost of each Alternate fits within the Project Budget. The total cost of the *additive* alternates proposed is estimated to be \$104,629. The Alternate No. 5 for equipment is included in both the estimate and the budget.

Additional features of the Project final bridging design include two allowances to be completed if funding is available for the work. Allowance No. 1 includes a new Coroner-Sheriff entry feature along the eastern side of the facility for an allowed cost of up to \$100,000. Allowance No. 2 includes general project signage including facility identifying street front signs and interior signage that is not normally included as code required signage for an allowed cost of up to \$25,000. Allowances may be included in the project upon availability of funding within the approved project budget.

The final bridging design is more fully described below to include:

- **Office of the Sheriff-Coroner.** The proposed project would provide for building upgrades and tenant improvements for the Coroner-Public Administrator to meet current and 2030 projected needs, and would also provide base-level improvements to the balance of the occupiable space in the MAB. Re-use of the basement will allow for secure Sheriff-Coroner staging, loading and loading. The first floor will be secure access for Sheriff-Coroner staff and operations. Located on the first floor will be the autopsy, lab, decomposition suite and cooler units needed for the functions of the Coroner. The second floor will serve as the public access lobby, offices and staff break rooms. The public will have access to the second floor via stairs and an ADA accessible compliant elevator. Beyond the second floor lobby and family meeting rooms, the Sheriff-Coroner operations areas will be secured.

While the primary function of the building will serve as the new Coroner's Office, remaining space in the building would be used by the Sheriff's Office for public access to detention video visitation services and by the Health Services Agency (HSA) for its Medical Records Unit until needed for expansion by the Coroner's office in the long-term future.

- **Ancillary Uses. Sheriff Detention Public Video Visitation.** The Detention Video Visitation system as proposed is divided into two physical components:
 - Electronic systems within the inmate security area of the existing and proposed detention facilities at the Men's Jail and the Public Safety Center (PSC) (specifically within the new 192-bed Medium Security Honor Farm Replacement Project and in the AB 900-Phase II PSC Jail Expansion Project); and,
 - A public-access video visitation center located separate of the jail facilities to accommodate visitors for inmate visitation registration (clearance and visit authority), visit scheduling and monitoring by Sheriff Office staff and to facilitate the public-side of the visitation using state of the art public-access video equipment. There will be no public access to the secure Sheriff-Coroner space from the video visitation center. Entrances to both operations,

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Page 9

the Coroner Administration and Video Visitation Center, will be on separate sides of the building.

- The Video Visitation systems have been included in the proposed Public Safety Center Jail Expansion Project to be funded by State Local Detention Facilities Construction Financing under the AB 900 Phase II program application.
- Physical space for the public-access portion of the Video Visitation process will require remodeling of a portion of the first floor of the MAB building by removing existing offices and minimal improvements to accommodate a new Video Visitation Center. These tenant improvements, excluding the video visitation equipment, are estimated to cost \$500,000 from the Coroner Public Administration Facility, Video Visitation, and Medical Records project budget.
- The remaining space in the basement is proposed to be used to accommodate a portion of the HSA Medical Records unit. Medical Records use of the MAB space would incur minimal public visits while vacating a portion of the former County Hospital building at County Center II on Scenic Drive and support long-range planning objectives to ultimately vacate the inefficient and maintenance-prone former County Hospital building. Once a plan is finalized for County Center II, staff will present the plan to the Board for consideration and approval.

Final Request for Proposal documents are nearing completion and a draft is available from the Clerk for this effort.

Schedule

The Coroner Public Administration Facility, Video Visitation, and Medical Records project is a design-build project that has completed the bridging design phase and is pending bid and future award by the Board of Supervisors. Final bridging designs for the project have been included in the agenda item for Board approval. Future project and funding decisions by the Board of Supervisor will progress the project toward construction. Based on the project schedule, the Design-Build Contractor will perform abatement and demolition of the interior structure of the building by Summer 2013. A Design-Build Contractor Team, to be approved by the Board, will provide additional design and cost estimating work. Final completion of the design-build contract and the Sheriff-Coroner Office transition to occupy the newly renovated facility is expected by Summer 2014.

POLICY ISSUES:

Approval of this item promotes the Board's priorities of A Safe Community and Efficient Delivery of Public Services by making the most efficient use of County resources to

Approval of the Final Bridging Design for Design-Build Construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project at 700 17th Street, Modesto; Approval to Issue Request for Proposals for Design-Build Construction of the Project; and Related Actions
Page 10

protect the community.

STAFFING IMPACT:

At construction completion, it is anticipated the current existing Sheriff-Coroner staff will maintain existing levels of service in the renovated building. During the programming phase, Harley Ellis Devereaux Corporation evaluated future growth and "right sizing" of today's need based on current staffing and caseload. The study included an analysis of projected staffing needs through 2030. The facility will be designed in such a way that growth in Sheriff-Coroner staffing can be accomplished over time.

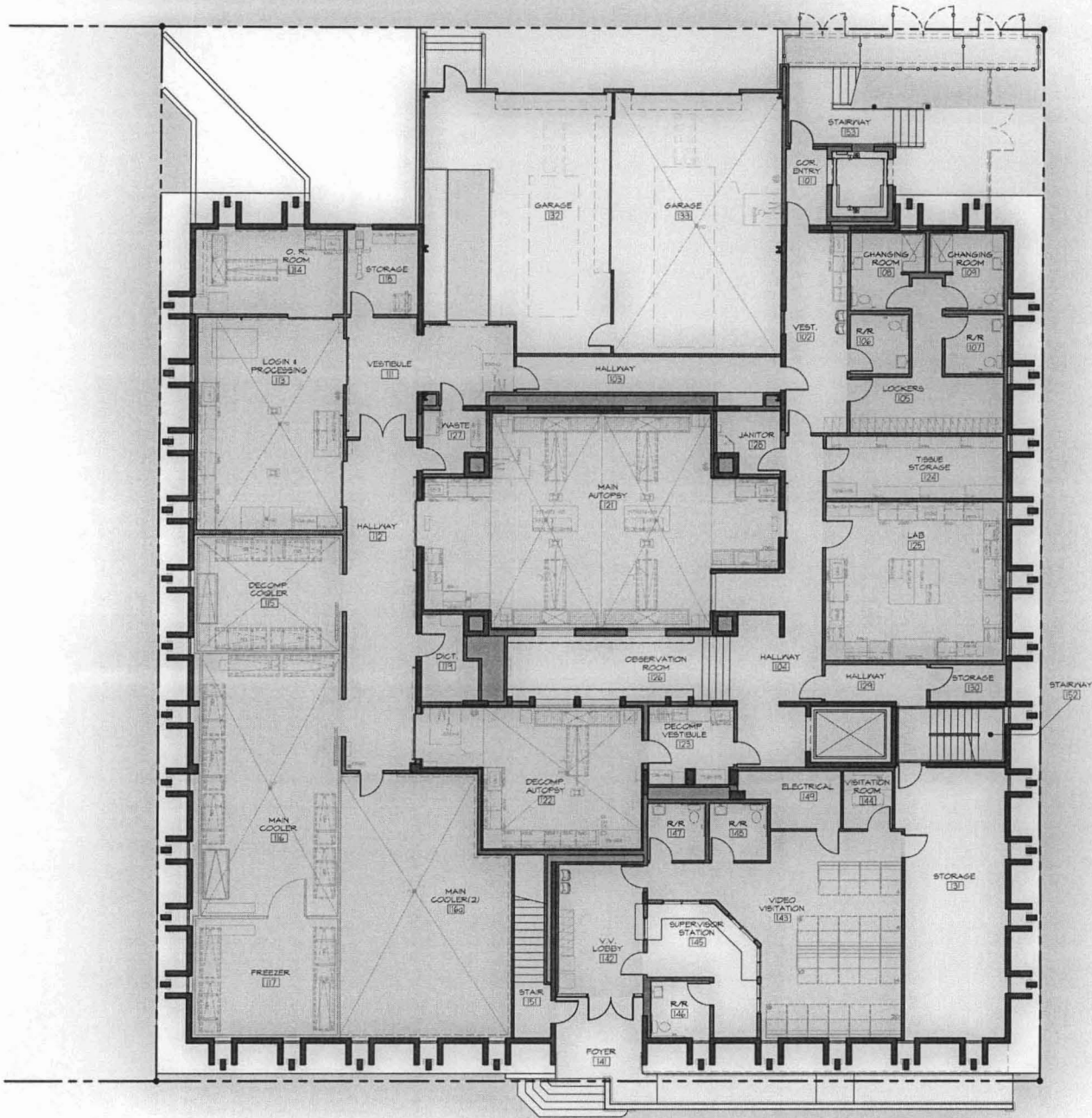
CONTACT PERSON:

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

ATTACHMENTS AVAILABLE
FROM YOUR CLERK

Medical Arts Building

Coroner / Public Administration, Video Visitation, and Medical Records



SEVENTEENTH STREET
80' R.O.W.



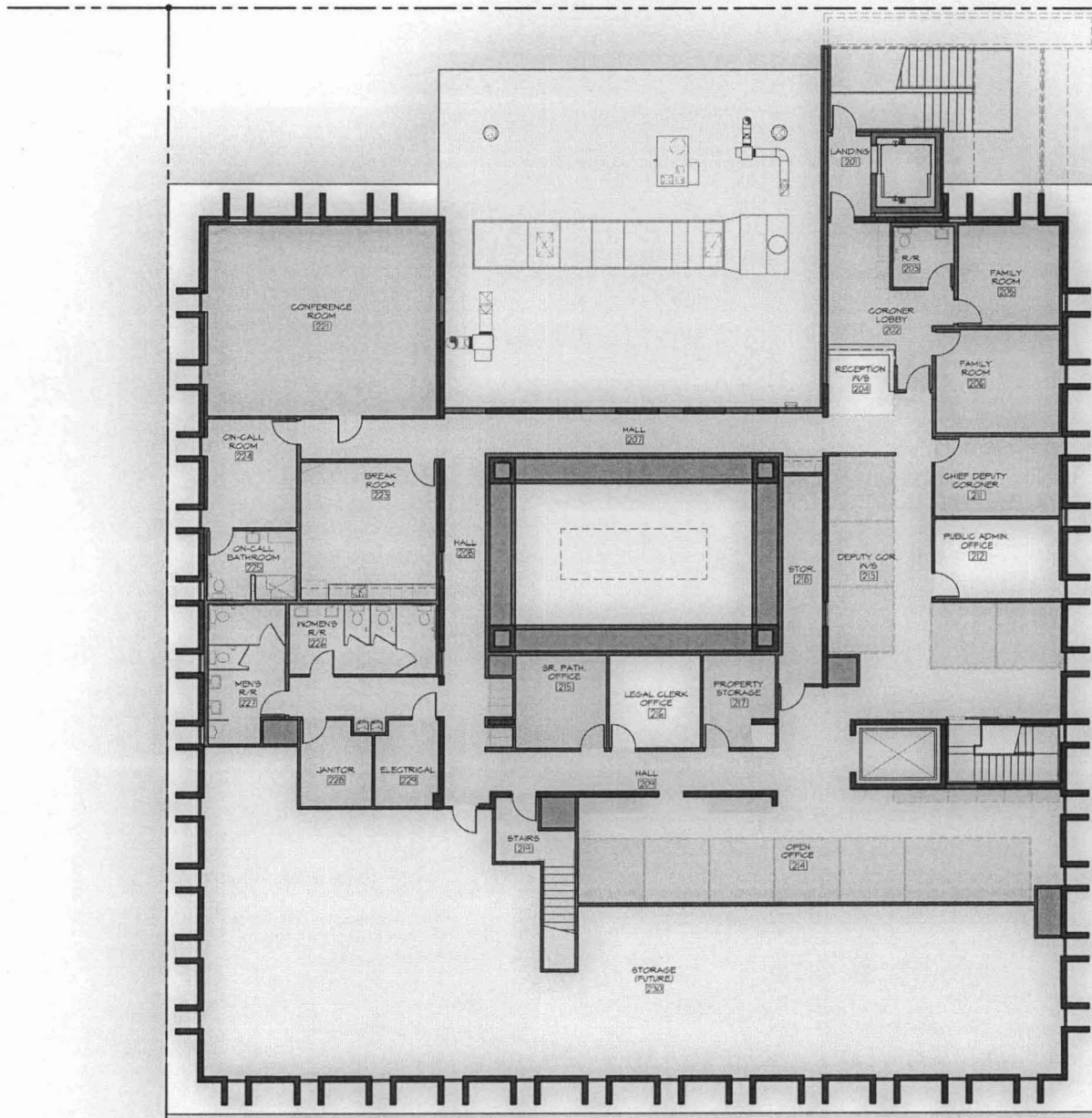
PACIFIC DESIGN ASSOCIATES, INC.
12184 STREET ADDRESS, CA 90240 (310) 371-2288
ARCHITECTURE PLANNING INTERIORS
DONALD W. PHELPS AIA

100% DD Floor Plan (Post VE)

First Floor
March 21, 2013

Medical Arts Building

Coroner / Public Administration, Video Visitation, and Medical Records



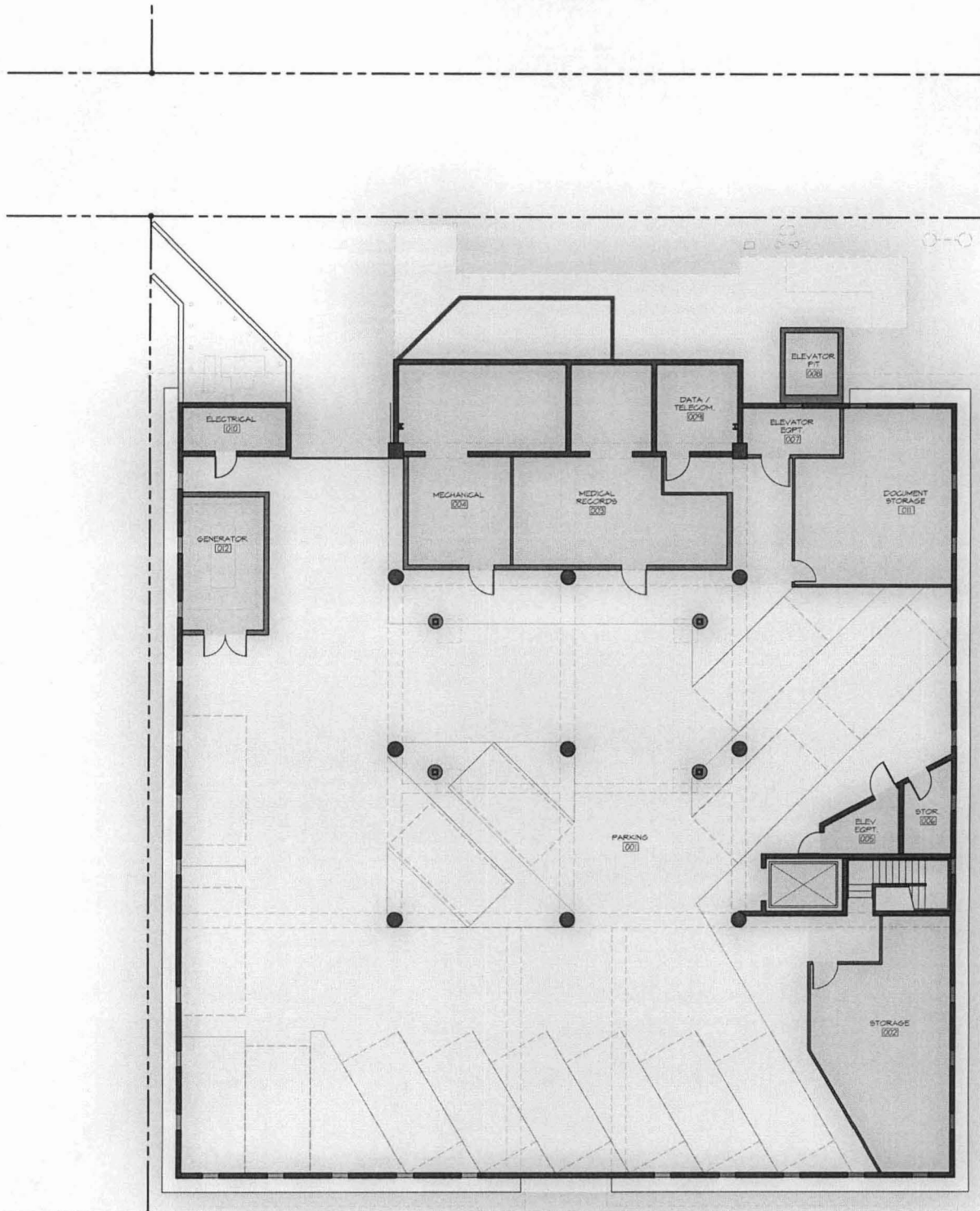
PACIFIC DESIGN ASSOCIATES, INC.
1218 K STREET, NORRISTON, CA 95764 (925) 977-3300
ARCHITECTURE PLANNING INTERIORS
DONALD W. PHILLIPS AIA

100% DD Floor Plan (Part VE)

Second Floor
March 21, 2013

Medical Arts Building

Coroner / Public Administration, Video Visitation, and Medical Records



PACIFIC DESIGN ASSOCIATES, INC.
1214 S STREET, REDWOOD CITY, CA 94061 (650) 977-2700
ARCHITECTURE PLANNING INTERIORS
DONALD W. PHELPS AIA

100% DD Floor Plan (Post VE)

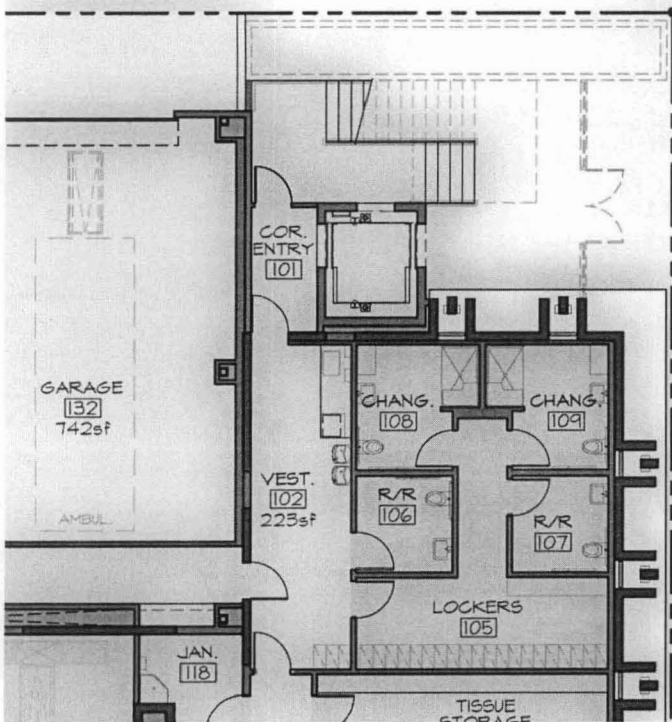
Basement Floor
March 21, 2013

Medical Arts Building

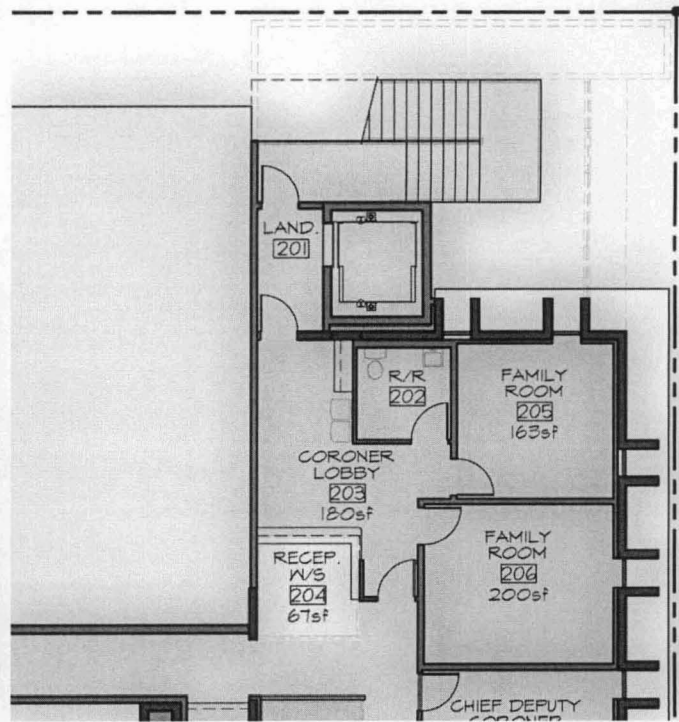
Coroner / Public Administration, Video Visitation, and Medical Records



ENTRANCE PERSPECTIVE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



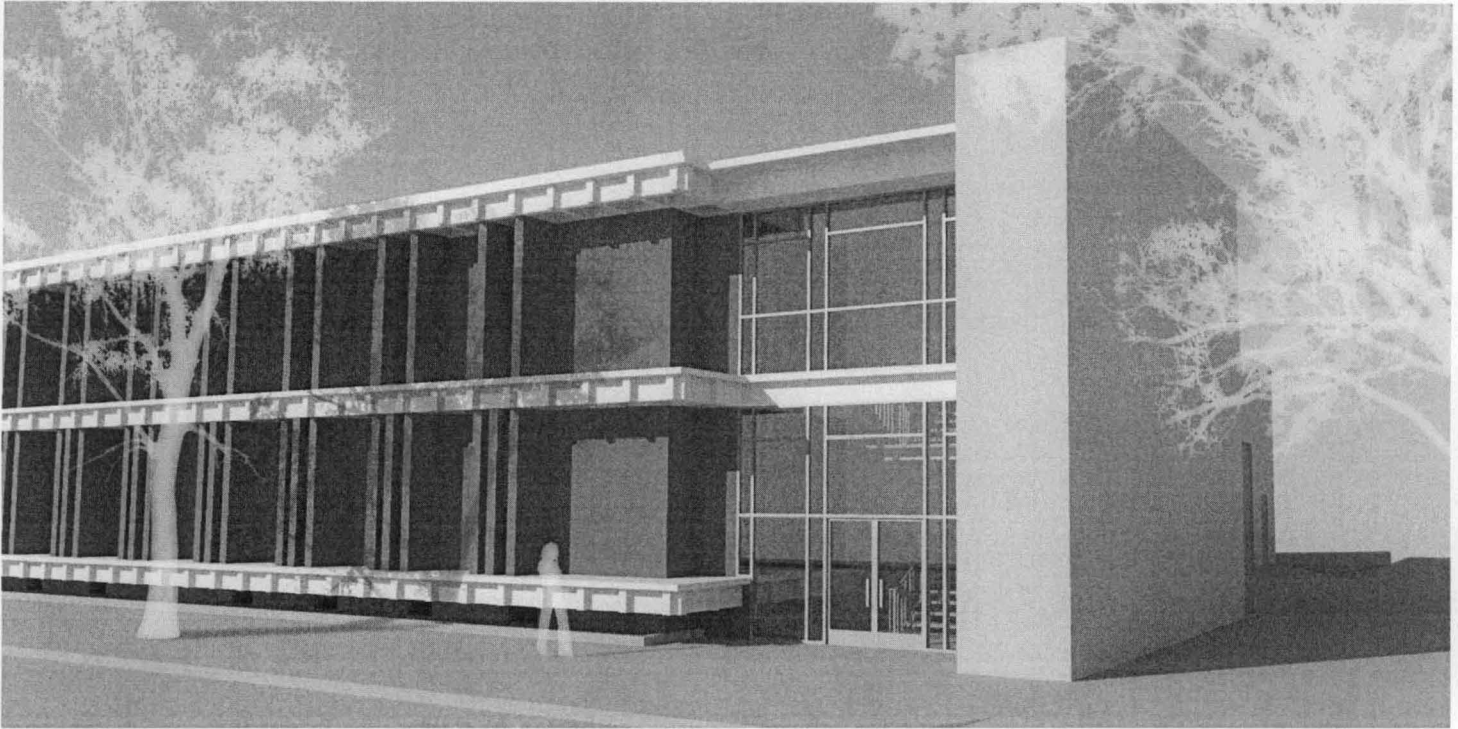
PACIFIC DESIGN ASSOCIATES, INC.
1218 K STREET - MODESTO, CA 95354 (209) 577-2188
ARCHITECTURE PLANNING INTERIORS
DONALD W. PHILLIPS AIA

100% DD Floor Plan (Post VE)
Base Plan

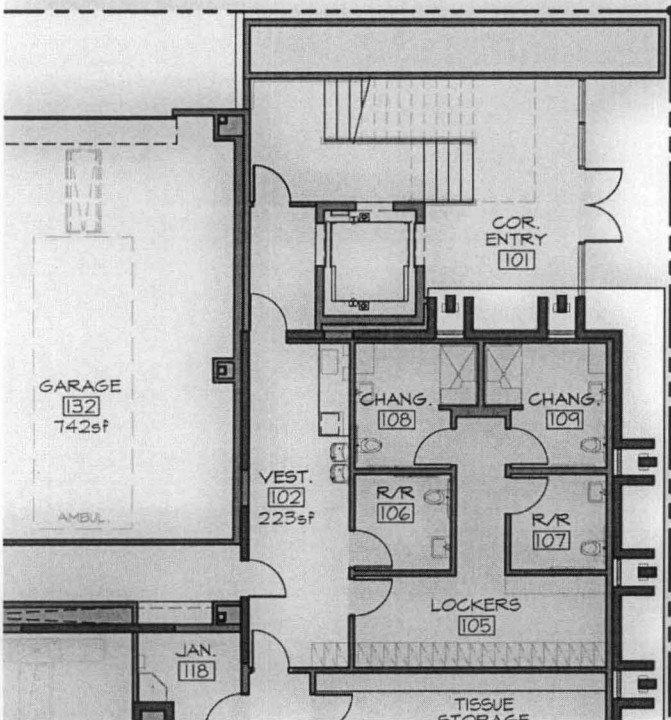
Base Entry
March 21, 2013

Medical Arts Building

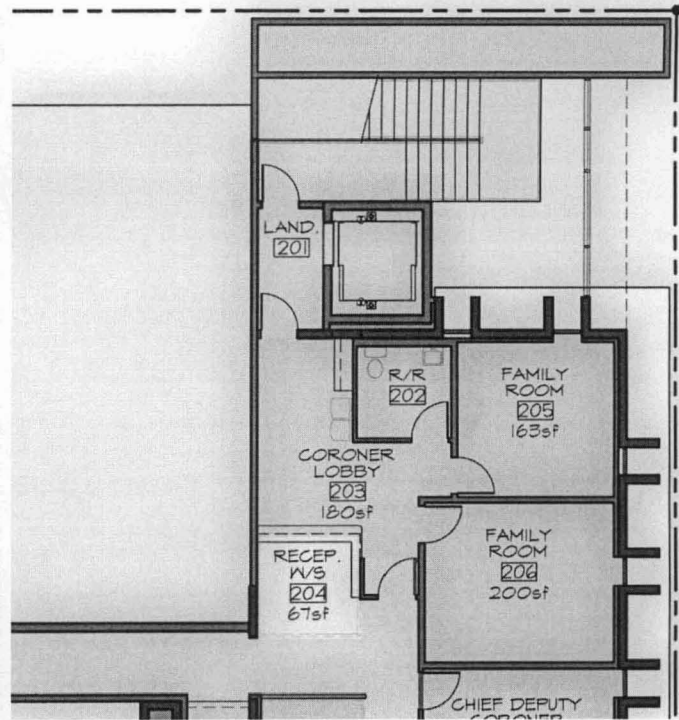
Coroner / Public Administration, Video Visitation, and Medical Records



ENTRANCE PERSPECTIVE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PACIFIC DESIGN ASSOCIATES, INC.
1214 K STREET - MODESTO, CA 95354 (209) 971-2288
 ARCHITECTURE - PLANNING - INTERIORS
 DONALD W. PHELPS AIA

100% DD Floor Plan (Post VE)
 Enhanced Entry (Allowance)

Enhanced Entry
 March 21, 2013

Coroner Video Visitation Medical Records

700 17th Street, Modesto
(Medical Arts Building)

Approval of Final Bridging Design for Design-Build Construction
Approval of the Issuance of the Design-Build Construction Request for
Proposals (RFP)

*Board of Supervisors Meeting
March 26, 2013
Item B-12*



Adam Christianson

Sheriff - Coroner

Remodel of 700 17th Street
Coroner ▪ Video Visitation ▪ Medical Records



Patricia Hill Thomas

Chief Operations Officer

Remodel of 700 17th Street
Coroner ■ Video Visitation ■ Medical Records

700 17th Street, Modesto



Project Task List

Completion Date

- | | | |
|-------------------------------------|---|------------|
| <input checked="" type="checkbox"/> | Public Safety Center Needs Assessment and Master Plan | 6/26/2007 |
| <input checked="" type="checkbox"/> | RFP for Programming/Planning | 6/4/2008 |
| <input checked="" type="checkbox"/> | Receive & Evaluate Planning Proposals | 6/26/2008 |
| <input checked="" type="checkbox"/> | Award Program & Planning Contract | 8/26/2008 |
| <input checked="" type="checkbox"/> | CEQA Filing: Negative Declaration | 8/26/2008 |
| <input checked="" type="checkbox"/> | Receive 2 Plan Options: Coroner Plan | 3/6/2009 |
| <input checked="" type="checkbox"/> | Harley Ellis Deveraux Review of MAB Bldg | 12/8/2009 |
| <input checked="" type="checkbox"/> | Final Program Feasibility Report for MAB | 12/31/2009 |
| <input checked="" type="checkbox"/> | Accept Responses to Grand Jury Report | 8/23/2011 |
| <input checked="" type="checkbox"/> | Approve Coroner Re-Use of MAB Building | 12/13/2011 |
| <input checked="" type="checkbox"/> | Approve Coroner Project Financing Plan | 12/13/2011 |
| <input checked="" type="checkbox"/> | Issue RFP for Architectural Design | 12/14/2011 |
| <input checked="" type="checkbox"/> | Issue RFP for Abatement Services | 12/13/2011 |
| <input checked="" type="checkbox"/> | Receive Design Team Proposals | 2/16/2012 |
| <input checked="" type="checkbox"/> | Award Design Contract to Pacific Design | |

Project Task List

Completion Date

- Public Safety Center Needs Assessment and Master Plan 6/26/2007
- RFP for Programming/Planning 6/4/2008
- Receive & Evaluate Planning Proposals 6/26/2008
- Award Program & Planning Contract 8/26/2008
- CEQA Filing: Negative Declaration 8/26/2008
- Receive 2 Plan Options: Coroner Plan 3/6/2009
- Harley Ellis Deveraux Review of MAB Bldg 12/8/2009
- Final Program Feasibility Report for MAB 12/31/2009
- Accept Responses to Grand Jury Report 8/23/2011
- Approve Coroner Re-Use of MAB Building 12/13/2011
- Approve Coroner Project Financing Plan 12/13/2011
- Issue RFP for Architectural Design 12/14/2011
- Issue RFP for Abatement Services 12/13/2011
- Receive Design Team Proposals 2/16/2012
- Award Design Contract to Pacific Design

- | | | |
|-------------------------------------|---|------------|
| <input checked="" type="checkbox"/> | Qualifications Received for Design-Build Contractor Teams | 12/19/2012 |
| <input type="checkbox"/> | Pre-Qualify Design-Build Contractor Teams | Today |
| <input type="checkbox"/> | Approve Final Bridging Design | Today |
| <input type="checkbox"/> | Issue RFP to Pre-Qualified Design-Build Contractor Teams | 3/27/2013 |
| <input type="checkbox"/> | Proposals Due From Design-Build Teams | 5/1/2013 |
| <input type="checkbox"/> | Select Design-Build Contractor Team | |
| <input type="checkbox"/> | Issue Notice To Proceed: Final Design & Construction | |
| <input type="checkbox"/> | Issue RFP For Video Visitation Vendor | |
| <input type="checkbox"/> | Receive Proposals from Video Visitation Vendors | |
| <input type="checkbox"/> | Select and Award Contract to Video Visitation Vendor | |

- Qualifications Received for Design-Build Contractor Teams 12/19/2012
- Pre-Qualify Design-Build Contractor Teams Today
- Approve Final Bridging Design Today
- Issue RFP to Pre-Qualified Design-Build Contractor Teams 3/27/2013
- Proposals Due From Design-Build Teams 5/1/2013
- Select Design-Build Contractor Team
- Issue Notice To Proceed: Final Design & Construction
- Issue RFP For Video Visitation Vendor
- Receive Proposals from Video Visitation Vendors
- Select and Award Contract to Video Visitation Vendor

Project Concept

- Existing Coroner Facility is inadequate at the current 939 Oakdale Road, Modesto location.
- The Public Safety Center Master Plan in 2007 included a site for a new Coroner's office with an estimated cost of \$11 million.
- The recommended plan re-uses the County's vacant Medical Arts Building at 700 17th Street, Modesto at a total project cost of \$4,900,000 – *less than half the cost of a new building!*
- The recommended plan will provide for the Coroner's immediate office needs, and long term (2030) forensic medical space needs – with room for future growth to meet all long-term Coroner needs.

Final Bridging Design

- 1,498 sq. ft. of the building's space will be used for a Video Visitation Center where authorized members of the public can electronically visit inmates housed within the County jails.
- Records storage area will be situated in the secure basement until needed for expansion of the Coroner's functions in the future.

Final Bridging Design

- A second primary entrance to the Coroner's office will be added along the G Street side of the building, directing staff and visitors to the second floor.
- The 17th Street entrance will be dedicated for access to the Video Visitation facility, with a new accessible ramp to be added.
- A portion of the east side of the building will be modified and expanded to provide a new, 2-bay vehicular sallyport enclosure.

Final Bridging Design

- Interior finishes will be demolished to leave the structural shell of the building.
- Base Project includes remediation of existing hazardous building materials contained within the Medical Arts Building.
- Renovations will transform a structural shell to a functional Sheriff-Coroner's facility, remote Video Visitation Center and Medical Records Storage.
- Final Bridging Design does not include Video Visitation Equipment which is expected to be procured in Spring 2014 and funded through AB900 Phase II.

Additive Alternates

Additive Alternates and Allowances are included in the Bridging Design to provide more value to the County if affordable within the approved Project Budget:

- Alternate No. 1: Air Conditioning System for Sallyport Garage
- Alternate No. 2: Organ Recovery Room
- Alternate No. 3: Roof Insulation
- Alternate No. 4: Replace Exterior Windows

Additive Alternates

A fifth Alternate is included as part of the Construction Estimate, but will be bid separate from the Base Project to provide the County with potential cost savings:

- Alternate No. 5: Decomposition Cooler, Main Cooler and Freezer

Allowances

- Allowance No. 1: Coroner's Entry Feature
\$100,000
- Allowance No. 2: Project Signage
\$25,000

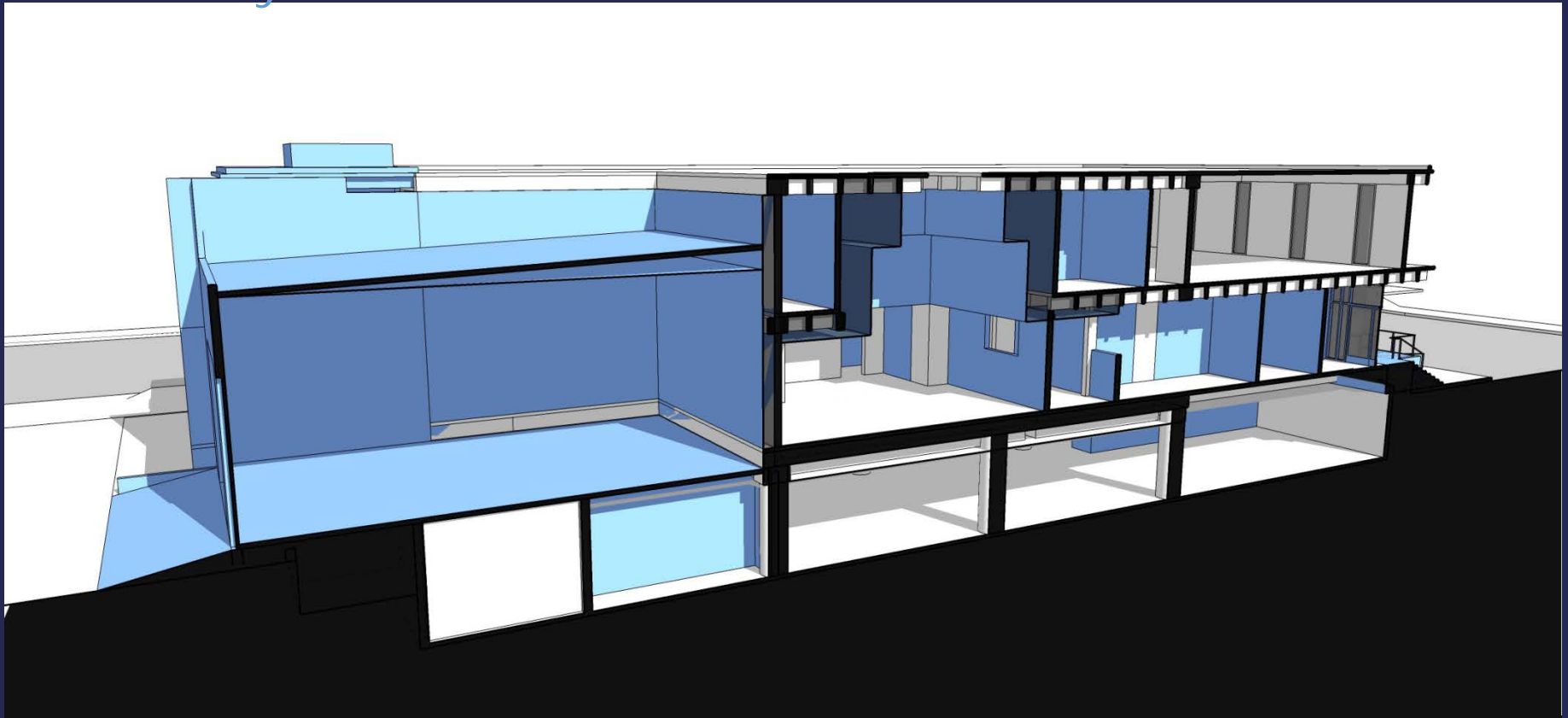


Donald Phillips
Russell McElroy

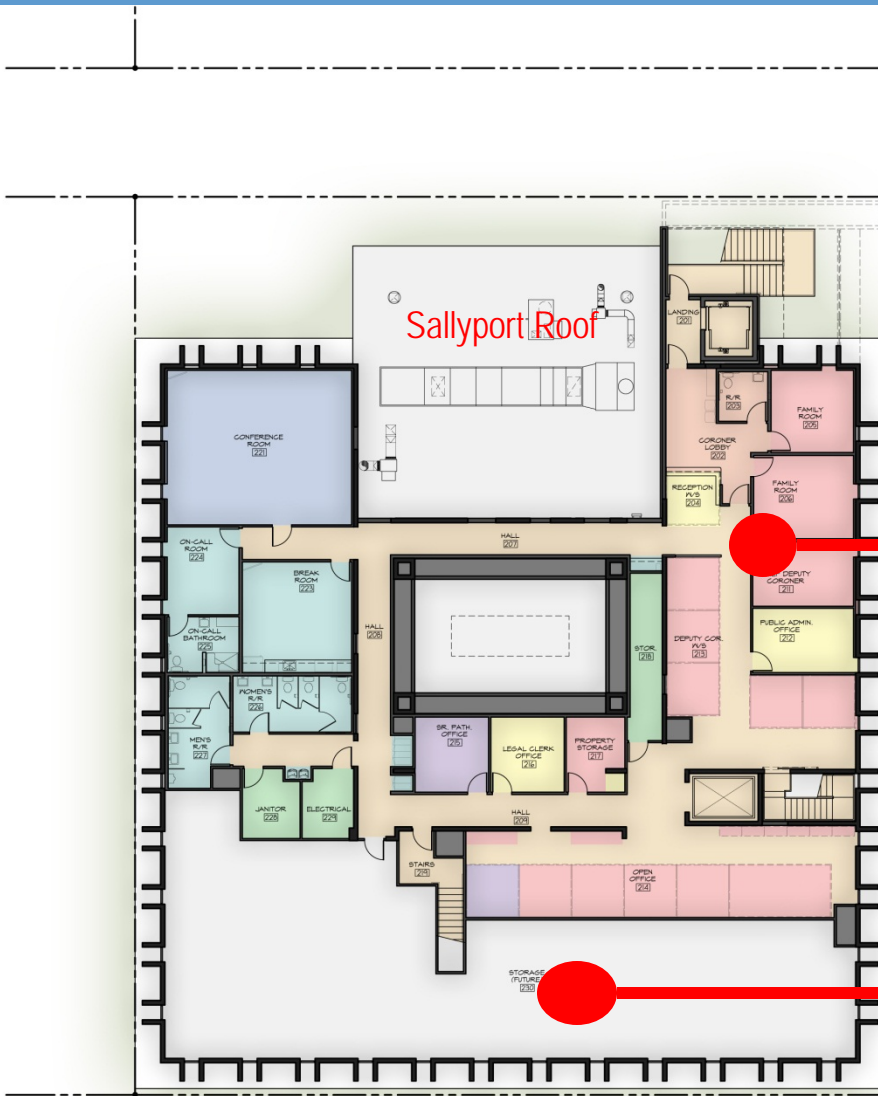
Principal, Pacific Design Associates, Inc.
Principal, McClaren, Wilson & Lawrie, Inc.

Remodel of 700 17th Street
Coroner ■ Video Visitation ■ Medical Records

Cut Away View: Interior Destruction



Schematic Plan: 700 17th Street: 2nd Floor

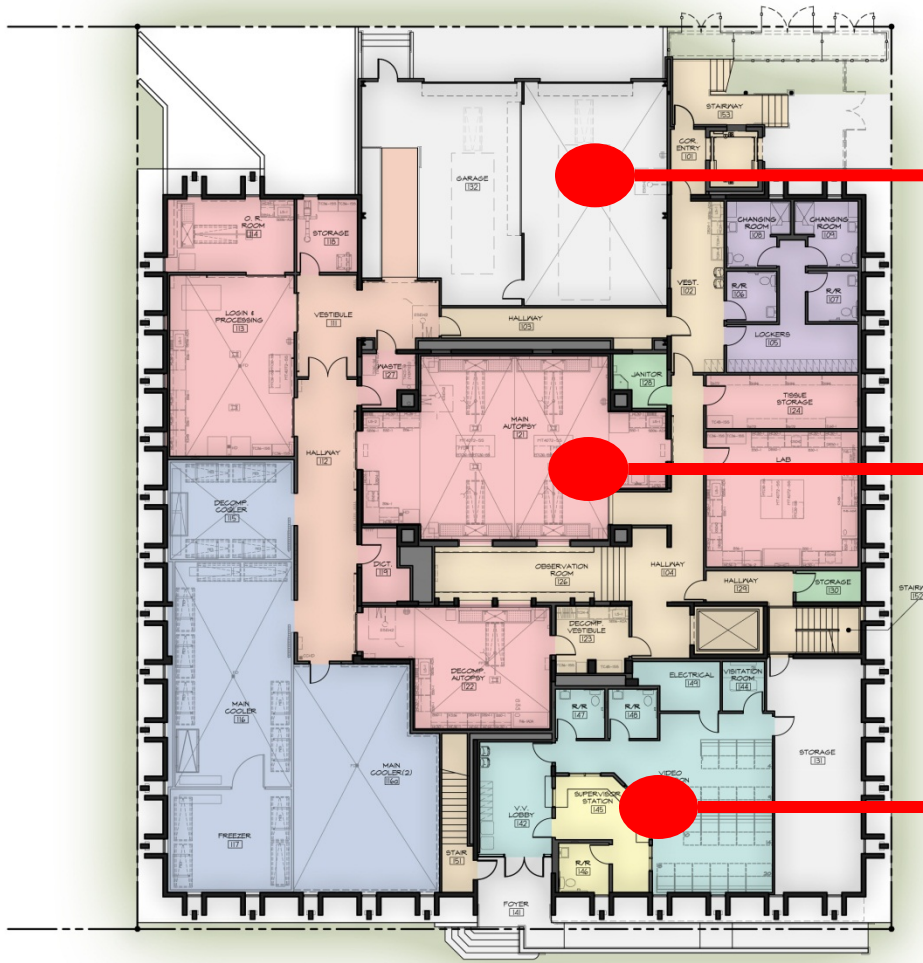


G Street

Coroner office areas, public, staff and law enforcement work areas

Interim records storage; long-term Coroner expansion space

Schematic Plan: 700 17th Street: 1st Floor



(Added) Security
vehicular sallyport

Coroner medical
space, autopsy and
storage areas

Sheriff's Video
Visitation Facility
and Expansion area

SEVENTEENTH STREET
80' R.O.W.

Schematic Plan: 700 17th Street: Basement Level



Records storage area

Coroner vehicle
secure parking area

Established Full Project Budget

Approved Sources-November 2012	Amount
Public Facilities Fees (Programming Phase)	\$145,000
2006 Tobacco Endowment Fund (Approved 12-13-11)	\$455,470
2006 Tobacco Endowment Fund	\$4,299,530
Public Facilities Fees (Furniture, Fixtures & Equipment)	\$255,918
Total	\$5,155,918

Approved Uses-November 2012	Amount
Salaries and Wages: Project Management	\$161,801
Services and Supplies (Construction Management, Legal Services, Publications and Legal Notices, Office Supplies, Postage)	\$737,637
Other Charges Government Fund	\$6,413
Construction, Construction Contingency, Abatement & Demo	\$3,994,149
Furniture, Fixtures and Equipment (FFE)-Coroner	\$255,918
Total	\$5,155,918

Summary of Project Budget

<u>Total Project Cost (Excluding FFE)</u>	<u>\$4,900,000</u>
Total Construction Budget	\$3,784,302
Construction Estimate (Base Building)	\$3,754,539

Recommended Bid Alternatives (Additive)	Estimated Cost
1. Air Conditioning For Sallyport Garage	\$14,312
2. Organ Recovery Room	\$14,163
3. Roof Insulation	\$30,626
4. Exterior Window Replacement	<u>\$45,528</u>
Total Alternates:	\$104,629

Included in the Construction Estimate:

5. Decomposition Cooler, Main Cooler and Freezer	\$160,000
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Summary of Project Budget

Recommended Allowances

Estimated Cost

- | | |
|--|-----------------|
| 1. Enhanced Entry to Sheriff-Coroner's Office | \$100,000 |
| 2. General Project Signage (non-code required) | <u>\$25,000</u> |
| Total All Allowances: | \$125,000 |

Project Timeline Schedule

- Mar. 26, 2013 Pre-Qualify Design-Build Contractors
- Mar. 27, 2013 Issue Request For Proposals to Qualified Design-Build Contractors
- May 1, 2013 Receive Design-Build Contractor Proposals
- June, 2013 Award of Design-Build Construction Contract
- July, 2013 Notice to Proceed to Design-Build Contractor Team
- May, 2014 Completion of Construction
- July, 2014 Transition and Occupancy

Pre-Qualification of Design-Build Teams

Approve the issuance of the Design Build Construction Request for Proposals (RFP) for the construction, pricing and alternate pricing of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project to the recommended 7 pre-qualified Design-Build General Contractor Teams:

F&H Construction of Lodi, California

Soltek Pacific Construction of San Diego, California

Iolman Construction Services of Turlock, California

Roebbelen Construction of El Dorado Hills, California

Ascent Builders Incorporated of Sacramento, California

Diede Construction Inc. of Woodbridge, California

Acme Construction Company, Inc. of Modesto, California.

Recommendations

1. Approve the final bridging design for the design-build construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project as presented by Pacific Design Associates, Inc. and as recommended by the Project Team.

Recommendations

2. Approve the issuance of the Design Build Construction Request for Proposals (RFP) for the construction, pricing and alternate pricing of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project to the recommended 7 pre-qualified Design-Build General Contractor Teams:

F&H Construction of Lodi, California

Soltek Pacific Construction of San Diego, California

Iolman Construction Services of Turlock, California

Roebbelen Construction of El Dorado Hills, California

Ascent Builders Incorporated of Sacramento, California

Diede Construction Inc. of Woodbridge, California

Acme Construction Company, Inc. of Modesto, California.

Recommendations

3. Authorize the Project Manager to issue Request for Proposals (RFP) for Labor Compliance Program and return to the Board of Supervisors to award the recommended contract for services concurrent with the future award of a construction contract.

Recommendations

4. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in this phase of the project as long as they are within the approved project budget.



Coroner Video Visitation Medical Records

700 17th Street, Modesto
(Medical Arts Building)