

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

DEPT: Chief Executive Office

BOARD AGENDA # B-10

Urgent  Routine

AGENDA DATE August 12, 2014

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions

STAFF RECOMMENDATIONS:

- 1. Approve the plans and specifications for the Coroner's Facility Project at 921 County Center III Court, Building Two, Modesto, California as prepared by Pacific Design Associates and authorize the Project Manager to finalize the bid alternates to meet the project financing strategy.

(Continued on Page 2)

FISCAL IMPACT:

On April 1, 2014, the Board of Supervisors approved a revised plan for the relocation of the Sheriff's Coroner Operations and a revised funding plan for this Project. The revised project budget allocates \$4,056,257 for base construction. The final independent cost estimator has estimated the construction cost for the base plans and specifications presented today to be \$3,950,000. In addition, there are a number of additive and deductive alternates to be considered so long as funds are available as a result of the actual bids received.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2014-424

On motion of Supervisor O'Brien, Seconded by Supervisor Monteith, and approved by the following vote,

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

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:

  
ELIZABETH A. KING, Assistant Clerk

ATTEST:

File No.

Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions  
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**STAFF RECOMMENDATIONS: (Continued)**

2. Authorize the Project Manager to pre-qualify the full list of eleven General Contractors for the design-bid-build construction of the Coroner's Facility Project at County Center III Court, Building Two:
  - F&H Construction of Lodi, California,
  - Soltek Pacific Construction of San Diego, California,
  - lomlan Construction Services of Turlock, California,
  - Roebbelen Construction of El Dorado Hills, California,
  - Ascent Builders of Sacramento, California,
  - Diede Construction, Inc. of Woodbridge, California,
  - Acme Construction Company, Inc. of Modesto, California,
  - CT Brayton & Sons of Escalon, California,
  - Broward Builders, Inc. of Woodland, California,
  - Simile Construction Service, Inc. of Modesto, California, and,
  - ProWest PCM, DBA ProWest Constructors of Wildomar, California.
3. Authorize the Project Manager to issue a Notice Inviting Bids for the construction of the project; set a due date of October 1, 2014 at 2:00 p.m., and authorize the Project Manager to modify the bid date if necessary.
4. Authorize the Project Manager to accept and open bids on October 1, 2014, immediately after 2:00 p.m; and return to the Board of Supervisors to recommend an award of the general construction contract to the lowest responsive bidder.
5. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the bid and award phase of the project as long as they are within the project budget approved by the Board of Supervisors.

**FISCAL IMPACT: (Continued)**

The revised Project Budget provides for up to \$5.9 million for the entire Coroner's Facility Project that could be funded by existing remaining appropriations in the Coroner Capital Project fund totaling approximately \$4.5 million, \$800,000 from bid savings from the Juvenile Hall Roof/HVAC Project, and approximately \$600,000 in insurance proceeds from the Honor Farm Replacement Project, if needed. Staff will return to the Board of Supervisors to establish the full project budget once construction bids are received for the renovation. The Board of Supervisors approved financing strategy includes a significant contingency to ensure the project can be constructed and delivered within the approved project budget.

Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions  
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The Project Manager established a budget for the cost of construction only of \$4,056,000, and directed the Design Team to develop plans and specifications for the Coroner's Facility Project at County Center III to meet the County's construction budget. At this time, the Project Manager requests the Board of Supervisors approve the plans and specifications for the design-bid-build construction of the Coroner's Facility at County Center III. The current cost estimates prepared by the County's independent cost estimator, Sierra West, indicate this project can be delivered at an *estimated* cost of construction of \$3,950,000, although some construction elements will be bid as additive and deductive alternates to allow flexibility in the final scope. Once final bids are received, staff will return to the Board of Supervisors to recommend an award and to set the final project budget.

As the project progresses, all major project decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review and approval.

#### **DISCUSSION:**

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 and Safety codes. Furthermore, the Sheriff provides 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 the volume of death investigations conducted at the facility. A new, modern and larger Sheriff-Coroner facility is urgently needed to replace the existing facility which has outlived its useful service life.

#### **Background**

- On November 13, 2012, the Board of Supervisors approved the full Project budget totaling \$5,155,918 to retrofit the Medical Arts Building located at 700 17th Street in downtown Modesto to make the recommended tenant improvements for the design-build construction of a new facility.
- 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 Coroners Facility. The proposed project included re-use and retrofit of 20,000 usable square feet. The proposed re-use of the Medical Arts Building also included the Sheriff's Detention Public Video Visitation Center as well as Medical Records for the Health Services Agency.

Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions  
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- 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.
- On March 26, 2013, the Board of Supervisors approved the final bridging design for the design-build construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project, and on May 22, 2013 four proposals were received from pre-qualified Design-Build General Contractor teams, all of which exceeded the project budget.
- On July 16, 2013, the Board of Supervisors authorized the Project Manager to reject all Proposals received for the design-build construction of the Sheriff-Coroner Public Administration Facility, Video Visitation, and Medical Records Project at 700 17th Street, Modesto, and directed the Project Manager to identify future options for the Project, including cost savings to bring the project within the project budget, redesign elements of the project where necessary, and consider all other options and return to the Board of Supervisors with a recommended plan to meet these facility needs.
- Upon recommendation of the Board of Supervisors Capital Facilities Committee, comprised of Supervisors O'Brien and Monteith, a revised relocation plan was developed to move the Coroner's office across the lot of the current location for the Sheriff-Coroner at 921 County Center III Court, Building Two, located near Oakdale Road in Modesto, California.
- On April 1, 2014, the Board of Supervisors approved the relocation plan for reuse of County Center III, Building Two, adjacent to the existing Coroner's Facility with a total estimated revised project budget of up to \$5.9 million based on preliminary estimates performed by independent estimators. The Project Manager was also authorized to negotiate and finalize an Agreement with Pacific Design Associates, Inc. to continue the work and finish the design documents for bidding and construction at the new site. The Board of Supervisors also authorized staff to initiate the disposition of the former Medical Arts Building at 700 17th Street in downtown Modesto.

County Center III, Building Two, contains 25,720 of gross square footage (GSF) space, which is large enough for the full build out and years of future expansion for the Sheriff-Coroner functions, is of simple single story construction and will require no significant structural modifications for re-use at the vacant building.

With today's actions, the Project Manager seeks approval to issue bids to renovate 20,300 square feet of the existing building to minimize the cost of construction and allow

Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions  
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for future expansion. Additionally, the approved relocation of the Coroner's Facility will have excellent site access with existing utilities and parking, and is adjacent to the existing Sheriff-Coroner facility.

On April 1, 2014, the Board of Supervisors approved the list of seven original Contractors previously approved for the Medical Arts Building to be granted pre-qualification status for this design-bid-build effort for the renovation of County Center III as the Coroner's Facility. These pre-qualified Contractors included:

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

The Project Manager, upon approval from the Board of Supervisors on April 1, 2014, issued a Request for Statement of Qualifications (RFSOQ) to enhance the pre-qualification list of Contractors interested in bidding this design-bid-build effort. Four additional Contractors submitted qualifications on May 1, 2014. The Contractors that submitted qualification packets seeking to bid the Coroner's Facility include:

- CT Brayton & Sons of Escalon, California,
- Broward Builders, Inc. of Woodland, California.
- Simile Construction Service, Inc. of Modesto, California, and,
- ProWest PCM, DBA ProWest Constructors of Wildomar, California.

Today's recommended actions will establish a list of eleven local and regional pre-qualified Contractors eligible to bid the Coroner's Facility project.

### Project Description

Beginning as of April 1, 2014, the County Project Team, including the Sheriff-Coroner's Office and Pacific Design Associates have aggressively pursued the completion of plans and specifications to locate the Coroner's Facility at County Center III, Building Two and submitted for building permit review in advance of the July 1, 2014 California Building Code-mandated conversion to a higher code compliance level. The County Code Official has provided approval of the plans and specifications allowing the Project Team to proceed with seeking Board of Supervisors approval of final plans and specifications and issuing a call for bids as part of today's actions.

Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions  
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The final plans and specifications more fully describe the work and provide for building upgrades and tenant improvements for the Sheriff-Coroner to meet current and future 2030 projected needs. The plans and specifications, in addition to the procurement strategy for the project, provide for base-level improvements to 20,300 square feet of space in County Center III, Building Two with areas identified for future expansion. The bidding strategy will leave approximately 5,420 square feet, or one-fifth, of County Center III, Building Two for future uses and improvements.

### Base Design

Included in the base design is an autopsy suite with an accessible observation deck, autopsy suite, decomposition suite, tissue storage, laboratory, main cooler units and freezer needed for the functions of the Coroner. Ancillary spaces such as restrooms, changing room, locker room, storage rooms and circulation are included. Access to the secure Coroner functions shall be through an entrance vestibule from the west entrance. A garage expansion to include a manufactured steel structure that is being bid as an additive alternate will enhance the function of the Coroner to allow for the storage and removal of evidence from vehicles.

Consistent with the recommended final plans and specifications, the public will access the building via a public lobby which will include a secure reception, public restroom and family counseling rooms. The base design includes reusing existing offices and conference room for Sheriff-Coroner's Office administrative services.

Recognizing the challenge to fit the project within the budget, the Project Team, including the Chief Executive Office and Sheriff-Coroner staff, have developed additive and deductive alternates to assist the County in delivering the project within budget and allowing for a competitive bid environment to assist in obtaining maximum scope opportunities. The Project Manager seeks authority with today's actions to finalize the list of bid alternates prior to bidding the work in order to deliver the project within the approved financing strategy.

### Bid Alternates

The proposed additive alternates include additional flooring options, garage expansion, flooring enhancement and exterior painting. Deductive alternates include alternate fencing construction and reduction in future cooler storage capacity. The Project team will fully evaluate the base proposals and any alternates that can be selected based on actual bids that are received.

Of the additive alternates listed above, the alternate for the flooring options is the highest priority alternate identified by the Project Team and includes the ability to enhance the scope of the project to add either terrazzo or polyurethane flooring types to reduce maintenance costs over the long term. Additionally, a garage expansion

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alternate identified by the Project Team includes a delivery and extraction garage for the Sheriff-Coroner's Office for the proper handling and processing of evidence and decedents arriving at the Coroner's Facility. Additive bid alternates may be selected if the cost of each Alternate fits the Project Budget. Finally, the Project Team will seek unit prices for installation of closed circuit television cameras and skylights as enhancements to the base project. If favorable bids are returned, the Project Manager may seek to enhance the project scope with these items.

The bidding strategy also includes deductive alternatives. The base design and base construction estimate includes the installation of a concrete masonry unit (CMU) block wall around the perimeter of the new Coroner's Facility site at County Center III, Building Two. The CMU wall will provide for a more secure, obstructed view of the Sheriff-Coroner's Office functions within the parking lot from the publicly accessible areas. An additional deductive alternate is for a reduction in the proposed main cooler to reduce the main cooler size by approximately one-half. The base design allows for a main cooler size to nearly meet year 2030 projected needs. The deductive alternative will reduce the cooler size by one-half, but will only reduce overall capacity by one quarter. This reduced design scheme still represents a significant increase in capacity by over double current capacity at the existing Oakdale Road Sheriff's-Coroner facility. The Project Manager upon receipt and evaluation of bids may recommend this deductive alternate to reduce the main cooler size to fit the project within the construction budget.

#### Next Recommended Steps

For the next critical steps for the project staff recommends that the Board of Supervisors approve key actions that will ensure the project proceeds including the following:

#### ***Authorize the Project Manager to pre-qualify a list of eleven Contractors for design-bid-build construction of the Coroner's Facility:***

On July 31, 2014, all Contractors were notified in writing by the Project Manager of the County's Notice of Determination in connection with the pre-qualification process. Based on the results of the preliminary evaluation, eleven firms were notified that their firm would be recommended to the Board of Supervisors for pre-qualification in accordance with the Stanislaus County Request for Statements of Qualifications.

This Board of Supervisors action will establish a full list of eleven pre-qualified Contractors eligible to bid the Coroner's Facility project:

- F&H Construction of Lodi, California,
- Soltek Pacific Construction of San Diego, California,
- Iomlan Construction Services of Turlock, California,

Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions  
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- Roebbelen Construction of El Dorado Hills, California,
- Ascent Builders of Sacramento, California,
- Diede Construction, Inc. of Woodbridge, California,
- Acme Construction Company, Inc. of Modesto, California,
- CT Brayton & Sons of Escalon, California,
- Broward Builders, Inc. of Woodland, California.
- Simile Construction Service, Inc. of Modesto, California, and,
- ProWest PCM, DBA ProWest Constructors of Wildomar, California.

***Approve the plans and specifications for the Coroner's Facility Project at 921 County Center Three Court, Building Two, Modesto, California as prepared by Pacific Design Associates; to accept and open bids on October 1, 2014, immediately after 2:00 p.m; modify the bid date if necessary and return to the Board of Supervisors to recommend an award of the general construction contract to the lowest responsive responsible bidder:***

Upon approval, the Project Manager will issue a call for bids to the Board of Supervisors' list of approved pre-qualified General Contractors for this design-bid-build effort. The County contracted with an independent cost estimate estimator throughout design of the project at County Center III. The Project Manager, Project Team, and Design Team, in coordination with the independent construction cost estimator, have designed and cost estimated a project that is anticipated to fit within the project budget of \$4,056,257. At this time, the construction cost is *estimated* by the independent estimator at \$3,950,000.

The Project Manager seeks approval to issue bids to renovate 20,300 square feet of the existing 25,720 square foot building to minimize the cost of construction and allow for future expansion. The base project scope will meet the current through 2030 projected needs of the Sheriff-Coroner. The Project Manager also seeks authority from the Board of Supervisors to finalize the bid alternates of the project to meet the project financing strategy.

Bids will be due on October 1, 2014 at 2:00 p.m. Bids shall be reviewed in a "Blind Bid Process" to determine which, if any of the alternates can be accepted within the project budget. Staff will return to the Board of Supervisors to report the results of the bidding and to recommend an award of a construction contract to the most responsible respondent.

#### Schedule

Bids are anticipated to be received on October 1, 2014. In Fall 2014, the Board of Supervisors will review bid results and is anticipated to award a construction contract to the lowest, responsive bidder. Construction could then begin immediately following



Approval of the Plans and Specifications for the Coroner's Facility Project at County Center III (Located at 921 County Center III Court near Oakdale Road in Modesto, California); Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for October 1, 2014 at 2:00 p.m.; and Related Actions  
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Board of Supervisors award of a general construction contract. Construction is scheduled for approximately nine months, with occupancy by late Summer 2015.

**POLICY ISSUES:**

Approval of this plan 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 protect the community.

**STAFFING IMPACTS:**

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, as needed and consistent with future budget approvals by the Board of Supervisors. It is anticipated at this time that existing staffing will operate the new facility when complete.

**CONTACT PERSON:**

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

ATTACHMENTS AVAILABLE  
FROM CLERK

# Coroner's Facility-County Center III





**Approval of the Plans and Specifications for the Sheriff-Coroner's Facility Project at 921 County Center III Court; Approval of the Pre-Qualified Design-Bid-Build General Contractors; Approval to Issue Notice Inviting Bids; and Related Actions**

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Agenda Item B-10, August 12, 2014





**Adam Christianson**  
**Sheriff-Coroner**



**Patricia Hill Thomas**  
**Chief Operations Officer-Project Manager**

## Today's Actions

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- Approve the plans and specifications for the Sheriff-Coroner's Facility Project to be located adjacent to the existing Sheriff-Coroner's Facility County Center III.
- Authorize the Project Manager to finalize the bid alternates to meet the project's financing strategy.
- Authorize the Project Manager to pre-qualify the full list of eleven General Contractors for the design-bid-build construction of the Coroner's Facility Project at County Center III Court, Building Two.

## Today's Actions

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- Authorize the Project Manager to issue a Notice Inviting Bids for the construction of the project; set a due date of October 1, 2014 at 2:00 p.m.
- Authorize the Project Manager to accept and open bids on October 1, 2014, immediately after 2:00 p.m.; and return to the Board of Supervisors to recommend an award of the general construction contract to the lowest responsive bidder.

## Project Background

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- The County has evaluated several options for the replacement and modernization of the Sheriff's Coroner's Facility.
- Various Options included new construction, seeking a new location and alternative County facility use.
- The Board of Supervisors Capital Facilities Committee comprised of Supervisors O'Brien and Monteith directed Staff to evaluate the relocation of the Sheriff's-Coroner's Facility to a vacant building at County Center III.
- This Option directed by the Board's Committee proved to be the most cost effective while providing a long term solution.



## Project Background

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On April 1, 2014, the Board of Supervisors approved the following key actions:

- No further consideration to re-using the former Medical Arts Building at 17th Street in downtown Modesto for the Sheriff-Coroner functions;
- Approved the relocation plan for reuse of County Center III, Building Two for replacement of the Sheriff-Coroner's Facility;
- Approved the list of seven original Contractors previously approved for the Medical Arts Building to be granted pre-qualification status for this design-bid-build effort for the renovation of County Center III as the Sheriff-Coroner's Facility;

## Project Background

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- Authorized the Project Manager to negotiate and finalize an Agreement with Pacific Design Associates, Inc. to continue the work and finish the design documents for bidding and construction at the new site; and
- Authorized staff to initiate the disposition of the former Medical Arts Building at 700 17th Street in downtown Modesto.

# County Center III Site Map



## Project Background

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- The recommended building is adjacent to the existing Sheriff's Coroner's Facility.
- County Center III, Building Two, contains 25,720 gross square footage, which is large enough for the full build out and years of future expansion for the Sheriff-Coroner functions, is of simple single story construction and will not require significant structural modifications for re-use at the vacant building.
- The approved relocation of the Sheriff-Coroner Facility has excellent site access with existing utilities and parking, and is adjacent to the existing Sheriff-Coroner facility.

## Project Background

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- The County Project Team have aggressively pursued the completion of plans and submitted for building permit review in advance of the July 1, 2014 California Building Code-mandated conversion to a higher code compliance level.
- The County Code Official has provided approval of the plans and specifications.

## Project Background

- The final plans and specifications more fully describe the work and provide for building upgrades and tenant improvements for the Sheriff-Coroner to meet current and future 2030 projected needs.
- The plans and specifications, in addition to the procurement strategy for the project, provide for base-level improvements to 20,300 square feet of space in County Center III, Building Two with areas identified for future expansion. The bidding strategy will leave approximately 5,420 square feet, or one-fifth, of County Center III, Building Two for future uses and improvements.





**Mark Loeser**  
**Business Manager**

## Project Financing Strategy

- The Board of Supervisors originally approved the Sheriff-Coroner's Facility and the Financing Plan financed through an internal borrowing from the County's 2006 Tobacco Endowment Fund.
- The annual General Fund contribution to repay the debt is estimated not to exceed \$488,000 amortized over the 20 year period, including lost interest earnings to the 2006 Tobacco Endowment Fund.
- The revised project budget approved by the Board of Supervisors is estimated not to exceed \$5.9 million and includes a significant contingency to ensure the delivery of this project.



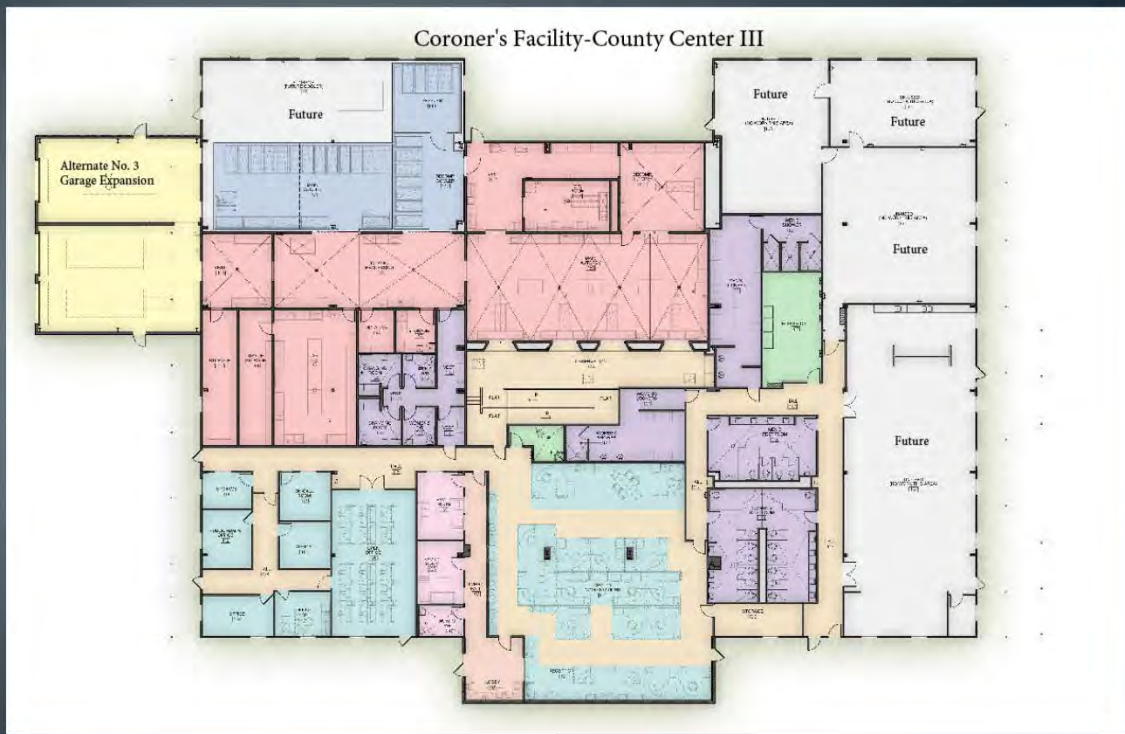
## Project Financing Strategy

<b>Estimated Sources 08.12.14</b>	<b>Amount</b>
2006 Tobacco Endowment Fund Remaining Budget	\$4,244,082
Public Facilities Fees (Furniture, Fixtures & Equipment)	\$255,918
Bid Savings from Juvenile Hall Roof/HVAC Project	\$800,000
Insurance proceeds from Honor Farm Fire****(If Needed)	\$600,000
<b>Total</b>	<b>\$5,900,000</b>
<b>Estimated Uses 08.12.14</b>	<b>Amount</b>
Salaries and Wages: Project Management	\$120,000
Services and Supplies (Construction Management, Legal Services, Publications and Legal Notices, Office Supplies, Postage)	\$495,000
Other Charges Government Fund	\$9,082
Construction, Construction Contingency	\$4,420,000
Furniture, Fixtures and Equipment (FFE)-Coroner	\$255,918
Contingency****(If Needed)	\$600,000
<b>Total</b>	<b>\$5,900,000</b>



## Randy Cavanagh Construction Manager

# Base Design



## Base Design

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- Included in the base design is:
  - Autopsy Suite with an accessible observation deck;
  - O.R Autopsy Suite;
  - Decomposition Suite;
  - Tissue Storage;
  - Laboratory; and
  - Main Cooler Units and Freezer needed for the functions of the Coroner.

## Base Design

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- Ancillary spaces such as restrooms, changing room, locker room, storage rooms and circulation are included.
- Access to secure Coroner functions shall be through an entrance vestibule from the west entrance.
- A garage expansion to include a manufactured steel structure that is being bid as an additive alternate will enhance the function of the Coroner to allow for the storage and removal of evidence from vehicles.



**Patricia Hill Thomas**  
**Chief Operations Officer-Project Manager**

## Scope Opportunities and Challenges

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- Recognizing the challenge to fit the project within the budget, the Project Team has developed additive and deductive alternates to assist the County in delivering the project within budget and allowing for a competitive bid environment to assist in obtaining maximum scope of opportunities.

## Additive and Deductive Alternates

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The proposed additive alternates include:

- Additional flooring options;
- Garage expansion;
- Flooring enhancements; and
- Exterior painting.

Deductive alternates include:

- Alternate fencing construction; and
- Reduction in future cooler storage capacity.



## Priority Alternates

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- The Project Team will fully evaluate the base proposals and any alternates that can be selected based on actual bids that are received.
- Once construction bids are received, Staff will return to the Board for approval to establish the full project.

## Next Steps

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- Approve the plans and specification for the Sheriff-Coroner's Facility Project at 921 County Center III Court as prepared by Pacific Design and Associates, and authorize the Project Manager to finalize the bid alternates to meet the project's financing strategy.

## Next Steps

- Authorize the Project Manager to pre-qualify the full list of eleven General Contractors for the design-bid-build construction of the Sheriff-Coroner's Facility Project at County Center III Court, Building Two outlined below:
  - F&H Construction of Lodi, California,
  - Soltek Pacific Construction of San Diego, California,
  - Iomlan Construction Services of Turlock, California,
  - Roebbelen Construction of El Dorado Hills, California,
  - Ascent Builders of Sacramento, California,
  - Diede Construction, Inc. of Woodbridge, California,
  - Acme Construction Company, Inc. of Modesto, California,
  - CT Brayton & Sons of Escalon, California,
  - Broward Builders, Inc. of Woodland, California.
  - Simile Construction Service, Inc. of Modesto, California, and
  - ProWest PCM, DBA ProWest Constructors of Wildomar, California.

## Project Schedule

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Fall 2014            Accept bids.

Fall 2014            Award design-bid-build construction contract.

Summer 2015        Construction completion.

## Today's Recommendations

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1. Approve the plans and specifications for the Sheriff-Coroner's Facility Project at 921 County Center III Court, Building Two, Modesto, California as prepared by Pacific Design Associates and authorize the Project Manager to finalize the bid alternates to meet the project financing strategy.
2. Authorize the Project Manager to pre-qualify the full list of eleven General Contractors for the design-bid-build construction of the Sheriff-Coroner's Facility Project at County Center III Court, Building Two.

## **Today's Recommendations**

3. Authorize the Project Manager to issue a Notice Inviting Bids for the construction of the project; set a due date of October 1, 2014 at 2:00 p.m., and authorize the Project Manager to modify the bid date if necessary.
4. Authorize the Project Manager to accept and open bids on October 1, 2014, immediately after 2:00 p.m.; and return to the Board of Supervisors to recommend an award of the general construction contract to the lowest responsive bidder.

## Today's Recommendations

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5. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the bid and award phase of the project as long as they are within the project budget approved by the Board of Supervisors.

Questions?



**Approval of the Plans and Specification  
for the Sheriff-Coroner's Facility Project at  
921 County Center III Court; Approval of  
the Pre-Qualified Design-Bid Build General  
Contractors; Approval to Issue Notice  
Inviting Bids; and Related Actions**

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Agenda Item B-10, August 12, 2014

