

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

DEPT: Chief Executive Office

BOARD AGENDA: 5.B.9
AGENDA DATE: September 25, 2018

SUBJECT:

Approval to Proceed with the Chief Executive Office Human Resources Tenant Improvement Project at the First Floor at 10th Street Place, Reject all Previous Bids for the Project, Approval of Revised Plans and Specifications, Project Budget and Related Matters

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0476

On motion of Supervisor Chiesa....., Seconded by Supervisor Chairman DeMartini...
and approved by the following vote,

Ayes: Supervisors: Olsen, Chiesa, Witbrow, Monteith, and Chairman DeMartini.....

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: 
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

BOARD AGENDA:5.B.9
AGENDA DATE: September 25, 2018

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval to Proceed with the Chief Executive Office Human Resources Tenant Improvement Project at the First Floor at 10th Street Place, Reject all Previous Bids for the Project, Approval of Revised Plans and Specifications, Project Budget and Related Matters

STAFF RECOMMENDATION:

1. Approve proceeding with the Chief Executive Office Human Resources Tenant Improvement Project for 1st Floor Space at 10th Street Place.
2. Reject all previous bids for the Project.
3. Approve revised plans and specifications, which include an enhanced security design.
4. Set a bid due date of November 7, 2018 and authorize the Chief Operations Officer to adjust the date if necessary.
5. Authorize the Chief Operations Officer to execute work orders needed, within the approved project budget to support this effort.

DISCUSSION:

Since early 2017, the Chief Executive Office has been working on strategies and plans to re-brand and upgrade the County's strategy to attract and retain high quality candidates. On January 23, 2018, the Board of Supervisors approved a tenant improvement project to relocate Chief Executive Office Human Resources Division to the first floor of 10th Street Place in support of this effort. Included in this plan was a lease, for first floor space, between the County and the 10th Street Place Joint Powers Agency. The Board also approved project plans and specifications, and delegation of authority to the Chief Operations Officer, acting as Project Manager, to issue a Notice Inviting bids.

On April 28, 2018, the County received three bids for the project:

- Avanti Builders, Inc. of Sacramento, California
- Eagle Solutions, Inc. dba Eagle Builders, of San Ramon, California
- Harris Builders, Inc. of Hilmar, California

Harris Builders, Inc. of Hilmar, California was the lowest responsive bidder with a bid of \$245,350, which was \$64,650 under the construction estimate for both the base construction cost and construction alternate.

Subsequent to the bid process it was determined that the previously approved plans and bids did not provide for adequate security measures for this new location for Human Resources. Additional security recommendations were determined to be needed by the project team. These changes include securing the entry way into the Human Resources (HR) training space by creating a floor to ceiling security counter. Other changes include a redesign of the HR recruitment space, eliminating the planned vestibule and adding additional security enhancements at the reception area/staff entrance. Additional electrical has also been included in the revised plans for panic buttons and employee card access readers.

This effort presents an opportunity to modernize the County's Human Resources efforts and have the new location reflective of this modernization with appropriate levels of security for staff and visitors. While additional funding will be needed for the revised design, the revised approach is recommended to ensure a safe and effective workplace.

As a result, it is recommended that the previous bids be rejected and that the Board of Supervisors approve the new plans and specifications for the revised design. All previous bidders have been notified of the intent to redesign and rebid this project and are encouraged to re-bid the revised project.

The revised plans and specifications have been completed along with revised cost estimates.

POLICY ISSUE:

The Board of Supervisors must approve capital projects whose costs will exceed the informal bidding requirements set forth by California Uniform Public Construction Cost Accounting Act.

FISCAL IMPACT:

In the agenda item approved by the Board of Supervisors on January 23, 2018, the Board approved a project budget of \$578,500, which included the use of \$107,135 in Public Facilities Fees and the use of \$471,365 in existing appropriations within the Fiscal Year 2017-2018 Chief Executive Office Plant Acquisition budget.

In the Fiscal Year 2017-2018 year end budget adjustments approved by the Board on June 12, 2018, \$475,000 was added to the Chief Executive Office Plant Acquisition budget through the carryover appropriations for the Fiscal Year 2018-2019. In addition, \$175,000 is also encumbered for furnishings, in this budget, for a total of \$650,000 in available funds.

Staff are now estimating a total project cost of \$746,264. Since the Board’s approval of the initial project budget on January 23, 2018, the cost of construction has increased significantly statewide. Changes in the project design, combined with an increase in market construction costs, increased project administration cost associated with the redesign and increased funds needed for furnishings have led to an estimated increase of \$167,764 in estimated *project costs* which includes an estimated *construction cost* increase of \$109,594 over the original construction estimate. To ensure these estimates are accurate the project plans and specifications have been estimated by the Project Architect as well as the Capital Projects on-call estimating service.

The revised project estimates are reflected in the chart below. If this item is approved, staff will return to the Board of Supervisors to award a construction contract to the lowest responsive bidder and provide a final comprehensive project budget and funding plan for approval.

Budget Category	1/23/18 Approved Project Budget	Revised Estimated Project Budget
Base Construction Cost	\$265,000	\$415,094
Construction Alternate*	45,000	
Construction Contingency	26,500	31,000
Subtotal Construction Costs*	\$336,500	\$446,094
Furnishings	\$175,000	215,000
Project Administration	67,000	85,170
Total Project Cost	\$578,500	\$746,264

* Based on the Capital Projects On-Call Professional Estimator

BOARD OF SUPERVISORS’ PRIORITY:

This item is consistent with the Board of Supervisors’ Priority of *Delivering Efficient Public Services and Community Infrastructure* by ensuring the CEO-HR team has a vibrant, secure space to attract high quality candidates and allows for the centralization of the remaining Chief Executive Office functions on the 6th Floor of 10th Street Place.

STAFFING IMPACT:

This portion of the project will be successfully delivered by existing Capital Projects in collaboration with CEO-HR staff.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer, (209) 525-6333

ATTACHMENT(S):

1. Plans and Specifications - Available from Clerk

Plans and Specifications

(Available from Clerk)