

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

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA # *B-6

Urgent _____ Routine X

AGENDA DATE June 12, 2001

CEO Concurs with Recommendation YES mt NO _____
(Information Attached)

4/5 Vote Required YES _____ NO X

SUBJECT: APPROVE AN AMENDMENT TO THE ARCHITECT'S CONTRACT, LRS ARCHITECTS INC., FOR THE DESIGN AND CONTRACT ADMINISTRATION OF ADDITIONAL WORK AT THE JUVENILE HALL SPECIAL NEEDS HOUSING UNIT. AUTHORIZE THE PROJECT MANAGER TO NEGOTIATE AND SIGN CHANGE ORDERS WITH THE GENERAL CONTRACTOR, FLINTCO, INC., FOR ADDITIONAL WORK.

STAFF
RECOMMEN-
DATIONS:

1. APPROVE AN AMENDMENT IN THE AMOUNT OF \$22,900 TO THE CONTRACT WITH LRS ARCHITECTS INC., FOR ADDITIONAL WORK AT THE JUVENILE HALL SPECIAL NEEDS HOUSING TO INCLUDE:
 - A. STRAIGHTEN THE LOOP FIRE LANE AND INSTALL A NEW GATE SYSTEM FOR FIRE TRUCKS.
 - B. INCREASE THE STORAGE SPACE AND ADD A CONNECTING CORRIDOR.
 - C. ADD AN ENCLOSED PARTIALLY COVERED RECREATION YARD.

(Continued on Page 2)

FISCAL
IMPACT:

The original estimated project budget was \$4,351,854. California Board of Corrections would fund \$3,006,854 through a grant to the County, and the balance, \$1,345,000, would be funded by the County. On April 24, 2001 the General Contract was awarded to Flintco, Inc. in the amount of \$2,447,000, which was almost \$600,000 below the budget. Since then the Project Manager and Construction Manager have completed negotiations with the California Board of Corrections and have established a new project budget.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2001-423

On motion of Supervisor Caruso, Seconded by Supervisor Simon
and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None


Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

Motion:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Deputy

File No.

APPROVE AN AMENDMENT TO THE ARCHITECT'S CONTRACT, LRS, INC., FOR THE DESIGN AND CONTRACT ADMINISTRATION OF ADDITIONAL WORK AT THE JUVENILE HALL SPECIAL NEEDS HOUSING UNIT. AUTHORIZE THE PROJECT MANAGER TO NEGOTIATE AND SIGN CHANGE ORDERS WITH THE GENERAL CONTRACTOR, FLINTCO, INC. FOR ADDITIONAL WORK.
PAGE 2

STAFF
RECOMM
ENDATIONS:
(CONT'D)

2. AUTHORIZE THE PROJECT MANAGER TO NEGOTIATE AND SIGN CHANGE ORDERS WITH THE GENERAL CONTRACTOR, FLINTCO, INC. AS LONG AS THE CHANGES DO NOT EXCEED THE AMOUNT BUDGETED FOR THESE CHANGES.

FISCAL
IMPACT:
(CONT'D)

The new project budget is \$3,765,001. The State Board of Corrections would fund \$2,643,740 and the County would fund \$1,121,261. Included in the State funding is \$120,170 to pay for the change to the General Contractor for the three changes listed in this Board Order. The Amendment to the Architect's contract would be paid from the Owner's Contingency in the revised budget and would be used to help pay the County's hard match.

DISCUSSION:

The Board of Corrections awarded a grant of \$3,006,854, on July 15, 1999, to construct the Special Needs Housing Unit.

On April 4, bids were received from five General Contractors, and the staff reviewed the bids on a "Blind Bid" process. For cost control the bids were Deductive Alternates and the other four were Additive Alternates. The staff determined that the cost for the Base Bid and all four Additive Alternates were less than the amount budgeted for construction. The staff recommends the bases of award be the Base Bid plus Bid Alternates 6, 7, 8 & 9.

With this bases of award, the low bidder was Flintco, Inc., from Rancho Cordova, California in the amount of \$2,447,900. On April 14 the Board awarded the contract to Fintco, Inc.

The Board also authorized the Project Manger to complete contract negotiations with the California Board of Corrections for grant money. Those negotiations are complete and the contract has been signed.

The low bid was some \$600,000 under the original approved budget amount for several reasons. One reason is that the original budget included \$300,000 for "market conditions" in the Modesto area. Construction prices had risen dramatically over the prior few years and the trend indicated a continuation of that rise.

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Also, the Project Manager and the Core Team were very conservative in their approach to the design. Any item not absolutely necessary for the operation of the facility was omitted. Nine Bid Alternates were established to further control costs.

Three additional Additive Bid Alternates were intended to be included in the Bid Documents but were inadvertently omitted. Those alternates were:

1. Straighten the loop fire lane and install a new gate system for fire trucks.
2. Increase the storage space and add a connecting corridor.
3. Add an enclosed, partially covered recreation yard.

The Project Manager with concurrence of the Core Team would like to add these to the contract by Change Orders. The contract with the State Board of Corrections includes \$120,170 to pay for the changes to the General Contract. The new budget includes \$23,000 to pay for changes to the Architects contract that can be used as hard match.

**POLICY
ISSUES:**

The expansion of Juvenile Hall is consistent with the Board of Supervisors' policy for developing a safe and healthy community.

**STAFFING
IMPACT:**

The Special Needs Unit will require an addition of 16.5 full-time equivalent employees to the Probation Office. One additional clinician and one counselor added to Mental Health. The enlargement of the capacity of this unit from 30 to 40 beds should not affect staffing size.

STANISLAUS CAPITAL PROJECTS

C/o Juvenile Hall
2215 Blue Gum Avenue
Modesto, CA 95358
(209) 558-8165 (209) 558-8167 (Fax)

TRANSMITTAL

TO: Paul Boundy
LRS Architects
1121 SW Salmon Street, Suite 100
Portland, OR 97205

SUBJECT: STANISLAUS COUNTY JUVENILE HALL SPECIAL NEEDS HOUSING UNIT
DATE: 7/17/01

We are sending You X attached _____ under separate cover the following material:

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Change Order | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Plans | <input type="checkbox"/> Computer Printout |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Samples | <input type="checkbox"/> Updates |

COPIES	DATE	DESCRIPTION
1		Fully executed Amendment No. 1

REMARKS:

For your recrods.

Note to Board: Amendment No. 1 was approved June 12, 2001, as Board Agenda Item B6.

COPIES Patricia Hill Thomas (Under separate cover)
Lillie Farriester, Board (Original + one copy)
Gary Dial, Auditor (Copy)
Terry Rein (Copy)
File AJ 2.1.1 (576)
File EJ 11.2

SIGNED: 
Millie Longstreet
Office Manager

**AMENDMENT BETWEEN COUNTY OF STANISLAUS AND LRS ARCHITECTS, INC.
FOR THE STANISLAUS COUNTY JUVENILE HALL MEDIUM SECURITY SPECIAL
NEEDS HOUSING UNIT
AMENDMENT NO. 1**

The Agreement between the County of Stanislaus and LRS Architects, Inc. for design and construction administration services for the Juvenile Hall Medium Security Special Needs Housing Unit dated June 20, 2000, is hereby amended as approved by the Board of Supervisors on June 12, 2001.

1. Article 1. The Project Description. Add the following paragraph:

[1.2] The Architect shall provide design and construction administration services for the following additional scope of work:

- .1 RFI 3001 – Straighten Loop Fire Line;
- .2 RFI 3002 – Add Storage Room and Connecting Corridor;
- .3 RFI 3003 – Add Partially Covered Rec-Yard.

[4] Compensation and Method of Payment. Add the following paragraph:

- | | | |
|-------|---|-----------|
| [4.3] | Amendment No. 1 | \$ 22,900 |
| [4.3] | Change the total amount from \$259,592 to | \$282,492 |
| [4.4] | Change the total Contract limit from \$272,500 to | \$295,400 |

In witness thereof, the parties have executed this Amendment on June 12, 2001.

LRS ARCHITECTS, INC.

**COUNTY OF STANISLAUS
REAGAN M. WILSON
Chief Executive Officer**

By:  5.24.01
Paul Boundy, Vice President

By: Patricia Hill Thomas
Patricia Hill Thomas
Assistant Executive Officer

Approved as to Form:

**MICHAEL H. KRAUSNICK
County Counsel**

By: Michael H. Krausnick

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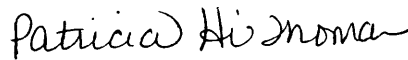
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Paul Boundy, Vice President

By: 
Patricia Hill Thomas
Assistant Executive Officer

Approved as to Form:

**MICHAEL H. KRAUSNICK
County Counsel**

By: 