

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

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA # *B-3

Urgent Routine X

AGENDA DATE November 20, 2001

CEO Concurs with Recommendation YES opt NO
(Information Attached)

4/5 Vote Required YES NO X

SUBJECT: APPROVE AMENDMENT NO. 2 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.

STAFF RECOMMENDATIONS: APPROVE AMENDMENT NO. 2 IN THE AMOUNT OF \$1,100 TO THE ARCHITECTURAL CONTRACT WITH LRS ARCHITECTS TO PROVIDE STRUCTURAL CALCULATIONS, ENGINEERING, AND ASSOCIATED DETAILS TO INCREASE THE HEIGHTS OF THE PARAPETS BY 2'-0".

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.

The new project budget is \$3,765,001. The State Board of Corrections would fund \$2,654,740 and the County would fund \$1,121,261. Included in the State funding is \$120,170 to pay for changes to the project, including this change.

BOARD ACTION AS FOLLOWS:

No. 2001-879

On motion of Supervisor Caruso, Seconded by Supervisor Blom 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:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Deputy

File No.

APPROVE AMENDMENT NO. 2 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
PAGE 2

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, 2000, bids were received from five General Contractors, and the staff reviewed the bids on a "blind-bid" process. On April 14, 2000, the Board awarded a General Contract to Flintco, Inc., from Rancho Cordova, California.

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. Another reason was that the project was designed to meet bare-minimum standards.

The exterior walls of the facility were designed to be 12 feet high. However, the Probation Staff is convinced that the juveniles will be able to scale the 12-foot wall and get unauthorized access to the roof. The walls should be 14 feet high to prevent this.

The Architect has quoted a price of \$1,100 to provide the structural calculations, engineering, and associated details. The Construction Manager estimated the construction cost will be less than \$10,000. The construction cost can be paid from the Board of Correction Grant, and the Architect's cost can be paid from contingencies available to the project.

A copy of the Proposed Amendment is available from the Clerk.

POLICY

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

STAFFING

IMPACT: There is no staffing impact associated with this action.

Stanislaus Capital Projects
C/o Juvenile Hall
2215 Blue Gum Avenue, Modesto, CA 95358
Phone: (209) 558-8165 FAX: (209) 558-8167

TRANSMITTAL

TO: Patricia Hill Thomas
Chief Executive Office
Stanislaus County
1010 Tenth Street, Suite 6800
Modesto, CA 95354

DATE: 11/15/01

SUBJECT: STANISLAUS COUNTY JUVENILE HALL SPECIAL NEEDS HOUSING UNIT

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

| | | |
|----------------------|--------------------|-------------------------|
| _____ Shop Drawings | _____ Change Order | _____ Specifications |
| _____ Copy of Letter | _____ Plans | _____ Computer Printout |
| _____ Prints | _____ Samples | _____ Updates |

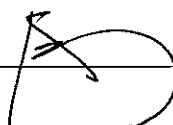
| COPIES | DATE | DESCRIPTION |
|--------|------|---|
| 4 | | Original Amendment No. 2 for LRS Architects Contract. |

REMARKS:

Please sign and return all four (4) copies for further processing. Thank you.

COPIES: File AJ 2.1.1 (780)
File EJ 11.2

SIGNED:


Rob Robinson

**AMENDMENT BETWEEN COUNTY OF STANISLAUS AND LRS ARCHITECTS, INC.
FOR THE STANISLAUS COUNTY JUVENILE HALL MEDIUM SECURITY SPECIAL
NEEDS HOUSING UNIT
AMENDMENT NO. 2**

The Agreement between the County of Stanislaus and LRS Architects, Inc. for design, drafting 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 November 20, 2001.

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

[1.2] The Architect shall provide design/structural calculations, drafting and construction administration services for the following additional scope of work: (See attached proposal).

.1 Increase parapet height from original 2'-0" to a revised 4'-0".

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

| | |
|--|-----------|
| [4.3] Amendment No. 2 | \$ 1,100 |
| [4.3] Change the total amount from \$282,492 to | \$283,592 |
| [4.4] Change the total contract limit from \$295,400 | \$296,500 |

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

LRS ARCHITECTS, INC.

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

By: 
Paul Boundy, Vice President

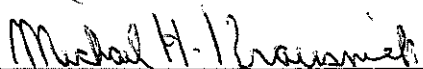
By: _____
Patricia Hill Thomas
Assistant Executive Officer

Date: NOVEMBER 15, 2001

Date: _____

Approved as to Form:

MICHAEL H. KRAUSNICK
County Counsel

By: 

Date: _____

LRS ARCHITECTS, INC.

CHANGE IN SERVICES AUTHORIZATION

| | |
|---|--|
| <p><i>Project:</i> Stanislaus County SNU 2215 Blue Gum Avenue Modesto CA 95354</p> | <p><i>Change In Services Request No:</i> 2-R</p> <p><i>Date:</i> 11/6/01</p> |
| <p><i>Owner:</i> County of Stanislaus 1010 10th Street Modesto, CA 95354</p> | <p><i>LRS Architects, Inc. Project No:</i> 200068</p> <p><i>Existing Agreement Date:</i> 6/20/00</p> |

Please review this Change In Services Authorization and approve below. The approved and signed copies of this agreement become part of existing Agreement between LRS Architects, Inc. and the Owner and are subject to the conditions thereof. Copy and return original of this document to LRS Architects, Inc.

Description of Change In Services:

Provide structural calculations, engineering and associated details to increase parapet height from original 2'-0" to a revised 4'-0". :

| | |
|---|---------------|
| Design / Calculations - 8 Hours Project Engineer @ 98.00 | \$784.00 |
| Drafting - 3 Hours Drafting @ 72.00 | 216.00 |
| Project Management - 1 Hours Principal Architect @ 100.00 | <u>100.00</u> |
| | \$1,100.00 |

Attachments: None

Agreement Revisions:

| | |
|--|---------------------|
| Original Agreement Amount | \$ 259,592.00 |
| Net change by previously authorized Change In Services | <u>\$ 22,900.00</u> |
| Previous Revised Contract Amount | \$ 282,492.00 |

| | |
|---|--------------------|
| Fee for proposed Change In Services this Authorization, per Description above | <u>\$ 1,100.00</u> |
| New Agreement Amount | \$ 283,592.00 |

Revision to Agreement Time Parameters: None

Approval:

The Change In Services described above are approved:

Owner/ Authorized Representative



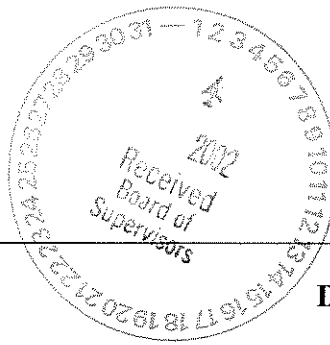
LRS Architects, Inc.

Date

11.6.01

Date

Stanislaus Capital Projects
C/o Juvenile Hall
2215 Blue Gum Avenue, Modesto, CA 95358
Phone: (209) 558-8165 FAX: (209) 558-8167



TRANSMITTAL

TO: Lily Farrester
Clerk to The Board of Supervisors
1010 Tenth Street, Suite 6700
Modesto, CA 95354

DATE: 1/2/02

SUBJECT: STANISLAUS COUNTY JUVENILE HALL SPECIAL NEEDS HOUSING UNIT

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- | | | |
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| _____ Copy of Letter | _____ Plans | _____ Computer Printout |
| _____ Prints | _____ Samples | _____ Updates |

| COPIES | DATE | DESCRIPTION |
|--------|------|---|
| 1 | | Fully executed Amendment No. 2 to LRS's Contract. |

REMARKS:

For your files.

NOTE: Board Agenda date of 11/21/01, Item No. B-3.

COPIES: File AJ 2.1.1 (822)
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
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LRS ARCHITECTS, INC.

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

By: 
Paul Boundy, Vice President

By: 
Patricia Hill Thomas
Assistant Executive Officer

Date: NOVEMBER 15, 2001

Date: _____

Approved as to Form:

MICHAEL H. KRAUSNICK
County Counsel

By: 

Date: _____

LRS ARCHITECTS, INC.

CHANGE IN SERVICES AUTHORIZATION

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Owner/ Authorized Representative



LRS Architects, Inc.

Date

11.6.01

Date