

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-6

Urgent

Routine

AGENDA DATE March 20, 2012

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval of the Plans and Specifications for the Strategic Business Technology Data Center Server Room Improvements at 3705 Oakdale Road; Authorize Invitation to Bids, Set the Bid Date for April 18, 2012 at 2:00 p.m., and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the plans and specifications for the Strategic Business Technology Data Center Server Room Improvements at 3705 Oakdale Road prepared by Miller Pezzoni and Associates, Inc.
2. Authorize the Project Manager to issue a notice inviting bids on March 21, 2012, for Bid Package 3 for the construction phase of the project; and for the Project Manager to modify the bid date if necessary.
3. Authorize the Project Manager to accept and open bids on April 18, 2012, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a construction contract award to the lowest responsible bidder.

FISCAL IMPACT:

The objectives for the Strategic Business Technology Server Room Relocation Project are to ensure that the data center and server room functions are protected and to ensure business continuity in time of an emergency. At completion, the total project budget was originally estimated to be \$1.76 million funded as follows: \$858,407 Fund Balance from the Strategic Business Technology Department; \$131,000 from the Chief Executive Office Plant Acquisition budget; \$231,000 from the Criminal Justice Facilities fund, and \$545,627 from Public Facilities Fees.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-114

On motion of Supervisor Withrow, Seconded by Supervisor De Martini

and approved by the following vote,

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

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:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

FISCAL IMPACT: (Continued)

On January 31, 2012, the Board of Supervisors approved to reject all bids received for Bid Package 1 for the construction of the Strategic Business Technology Data Center server room improvements at 3705 Oakdale Road, and Bid Package 2 for the data center management system component items to furnish and equip the server room. Overall, the lowest bids for both the tenant improvement work and the equipment were \$84,989 over budget, not including the additive bid alternates.

At that time, the Board of Supervisors approved the Staff's recommendation to work in collaboration with the Project Engineer to redesign the project, and directed staff to return to the Board for approval of the redesigned project, and any additional funding recommendations that may be required to proceed with the project.

Given the costs received at bid and the critical requirements for working in the Regional 911 Center, staff advised the Board that additional funding could be required to implement the project if necessary. The Board of Supervisors also authorized the Project Manager to issue Request for Proposals (RFP) for the direct purchase by the County of the back-up generator package; and to issue a RFP for the direct purchase by the County of the data center infrastructure management system component package. The staff recommendation also included rebidding the equipment packages separate from the construction to achieve overall project savings.

Since that time, the Project Engineer worked with staff to redesign the project. The redesign of the server room recommends a structure that is self-contained with its' own cooling system, electrical systems, environmental remote monitoring, fire suppression, and uninterrupted power supply. The redesign recommends replacing the existing back up emergency generator with a more powerful and efficient back-up emergency generator that will provide power to both SR911 and the SBT Data Center. A back-up generator will minimize any chance of disruption, it will allow business to function in the midst of a power failure, power will be provided to HVAC, and will ensure continued operations for missions critical systems. The project also recommends installation of a second back-up dry fire suppression tank for increased reliability, and Americans with Disability Act (ADA) upgrades to the parking lot to meet ADA requirements.

Bid Results for Back-Up Power and Infrastructure Management System

On March 8, 2012, one proposal was received from Energy Systems of Stockton, California for the back-up generator package. On March 9, 2012, the proposal was evaluated by Capital Projects and SBT staff. The back-up generator package was originally part of Bid Package 1 for the construction of the Strategic Business Technology Data Center server room improvements at 3705 Oakdale Road, and the lowest base bid received on December 14, 2011, was \$285,750. The bid received on

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March 9, 2012, was \$250,961 for the back-up generator package, approximately \$35,000 below the original estimate received as part of the Bid Package 1.

On March 8, 2012, three proposals were received from SacPower of Sacramento, California, OM Office Supply of Mechanicsburg, Pennsylvania, and CompuCom of Dallas, Texas for the infrastructure management system component package. On March 12, 2012, the proposals were evaluated by Capital Projects and SBT staff. The original cost of the infrastructure management system component package was estimated to be \$276,021. The lowest base bid received on December 14, 2011 was \$299,000. During the redesign phase of the project, staff increased the estimated cost of the infrastructure management system component package from \$276,021 to \$300,000. The bids received on March 8, 2012, ranged from \$293,545 to \$297,693, approximately \$6,500 below the revised estimate.

As a result of rebidding the equipment packages separately, the estimated project savings of \$40,000 was achieved during the project redesign phase. Despite these efforts, an exposure of approximately \$136,500 still remains to deliver the project. The recommended redesign includes two rooftop Heating, Air Conditioning, and Ventilation (HVAC) units estimated to be \$25,000, one additional dry fire suppression tank estimated to be \$26,500, approximately \$50,000 in increased construction costs associated with critical requirements for working in the Regional 911 Center, approximately \$25,000 for professional legal services, and approximately \$10,000 for various internal cost applied charges (CAP) for purchasing, auditing, and facilities maintenance.

With the Board of Supervisors approval of the redesigned project elements, the total estimated project budget is anticipated to increase from \$1.76 million to \$1.9 million. Once construction bids are received, staff will return to the Board of Supervisors to recommend a final funding plan and award the construction contract award. If additional project funds are required, redirection of existing budgeted funds will be recommended so that there will be no additional impact to the General Fund to deliver this project.

DISCUSSION:

Background

The Strategic Business Technology Department maintains a data center that houses the core County Information Technology systems, such as the County website, Oracle Financial Management System and PeopleSoft Human Resource Management System. In addition to enterprise systems, the County SBT Data Center houses many of the County departments' servers. Due to continued growth, the current facility is at capacity and can no longer provide space for additional servers or network infrastructure equipment.

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Previously, the Board of Supervisors authorized the Chief Executive Officer to issue a Request for Proposal (RFP) for design, specifications and scoping phase for the necessary improvements needed for the Strategic Business Technology Data Center. The purpose of the project is to provide essential protections for the County's Server Room for Strategic Business Technologies to ensure that the Center is adequately protected and can withstand emergency conditions. The server room systems manage crucial business and personal data, operate software applications for the County's core business, and maintain the essential computer hardware on which these services and data reside. An outage at any time can be disastrous if the proper procedures and equipment are not in place for a timely recovery. Subsequently, the Board of Supervisors approved awarding a contract for the design and scoping phase for the Strategic Business Technology Data Center improvements to Miller-Pezzoni and Associates, Inc. of Modesto, California. Subsequent to that action, a series of recommendations were approved to plan for the relocation of the Server Room functions to the Stanislaus Regional 911 Center.

On November 1, 2011, the Board of Supervisors approved the original plans and specifications for the Strategic Business Technology (SBT) Data Center server room improvements at 3705 Oakdale Road prepared by Miller Pezzoni and Associates, Inc. At that time, the Board of Supervisors also authorized the Project Manager to issue a notice inviting bids for Bid Package #1 for the construction of the project, and Bid Package # 2 for the various stand-alone equipment and component items for the data center infrastructure management system package.

On December 14, 2011, eight bids were received for Bid Package 1. All bids received exceeded the estimate and the project budget. The base bids for Bid Package 1 ranged from \$997,000 to \$1,124,458. All of the base bids were higher than the estimated construction budget of \$935,000. Also submitted were prices for three additive bid alternates: (1) addition of one air conditioning unit for future cooling for the UPS room when additional UPS may be added; (2) possible renovation of the existing restrooms; and (3) the addition of a second back-up fire suppression reserve tank. The bid alternates ranged from \$69,000 to \$140,343.

On January 31, 2012, the Board of Supervisors approved the rejection of all bids received for Bid Package 1 for the construction of the Strategic Business Technology Data Center server room improvements at 3705 Oakdale Road, and Bid Package 2 for the data center management system component items to furnish and equip the server room. The Board of Supervisors directed the Project Manager working in collaboration with the Project Engineer to redesign the project, and directed staff to return to the Board for approval of the redesigned project, and any funding recommendations that may be required to proceed with the project. Given the costs received at bid and the critical requirements for working in the Regional 911 Center, staff advised the Board some additional funding could be required to implement the project if necessary.

The proposed server room will be located in a small space adjacent to the existing SR911 server room. This space which is currently occupied by SR911 technical staff will be converted to the new server room and new space for the staff will be provided internally as part of this project. The design team has worked closely with SR911 staff to provide a solution for the reuse of existing vacant work space which meets their operational needs. The new server room will be self-contained with its' own cooling system, electrical systems, environmental remote monitoring, fire suppression, and uninterrupted power supply.

Attachment A illustrates the overall project plan.

Today's Recommended Actions

The next critical steps for the project recommends that the Board of Supervisors approve three actions that will ensure the project proceeds to the Bid and Award Phase of the Project including the following:

- 1. Approve the plans and specifications for the Strategic Business Technology Data Center Server Room Improvements at 3705 Oakdale Road prepared by Miller Pezzoni and Associates, Inc.***

The final design documents have been completed and will be available from the Clerk of the Board of Supervisors. m

- 2. Authorize the Project Manager to issue a notice on March 21, 2012, inviting bids for the construction phase of the project and for the Project Manager to modify the bid date if necessary.***

Staff will issue a notice inviting bids for the construction phase of the project. If needed, the Project Manager is requesting authority to modify the bid date if necessary.

- 3. Authorize the Project Manager to accept and open bids on April 18, 2012, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a construction contract award to the lowest responsible bidder.***

Staff will accept and open bids and return to the Board of Supervisors to recommend a construction contract award to the lowest responsible bidder.

Schedule

If approved by the Board of Supervisors, the Project Manager will issue an invitation to bid. Bids must be received no later than 2:00 p.m. on Wednesday, April 18, 2012, at

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the Clerk of the Board's office at 1010 10th Street, Suite 6700 in Modesto, California. Staff will recommend that the successful, lowest responsible bidder, if any, be awarded a contract. Notice to Proceed for the project will be issued upon finalization of the contract and the County's receipt of all necessary bonds and insurance. The expected construction duration is six months, with completion expected in the Winter 2012.

Upon bid and award of the construction contract, the expected construction duration is six months, with completion expected in Winter 2012.

POLICY ISSUES:

Approval of this matter supports the Board priorities of A Safe Community, A Healthy Community, and Efficient Delivery of Public Services by back-up power and emergency fire suppression to core server functions maintained during an emergency.

STAFFING IMPACT:

Current Chief Executive Office staff working with Strategic Business Technology and Stanislaus Regional 911 staff will continue to implement the project.

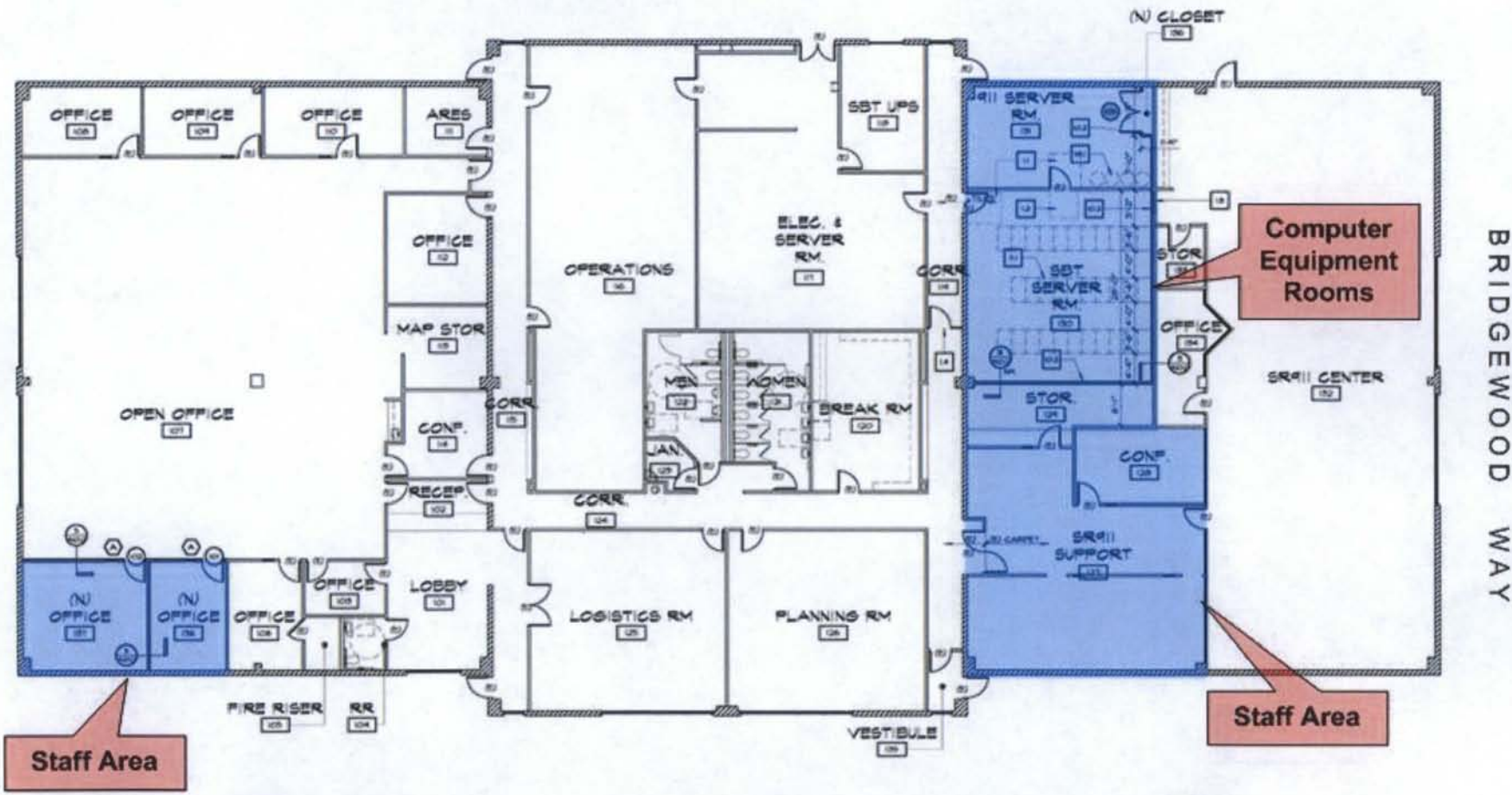
CONTACT PERSON:

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

ATTACHMENTS AVAILABLE
FROM YOUR CLERK

Attachment A

Strategic Business Technology Server Room Project, 3705 Oakdale Road., Modesto



■ Project Area
FLOOR PLAN



OAKDALE ROAD