

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-3

Urgent

Routine

AGENDA DATE July 16, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Reject All Proposals Received for the Design-Build Remodel to Re-Use the Former Medical Arts Building at 700 17th Street for the Coroner, Video Visitation and Medical Records and Direct the Staff to Identify Cost Savings Alternatives and Options for the Project

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to reject all proposals received for the design-build construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project at 700 17th Street, Modesto.
2. Direct 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.
3. Authorize the Project Manager to take routine actions necessary to manage the project including construction management, professional services and other project related expenses as necessary to manage the project as long as the costs are within the Project Budget approved by the Board of Supervisors.

FISCAL IMPACT:

On December 13, 2011, the Board of Supervisors approved the re-use of the former Medical Arts Building as the new location of the Sheriff's Coroners Facility and ancillary uses of Video Visitation and Medical Records. The Board of Supervisors also approved the Financing Plan for replacement of the Coroners Facility including the commitment of \$6.2 million financed through an internal borrowing from the 2006 Tobacco Endowment Fund. On April 3, 2012, the Board of Supervisors authorized the Project
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BOARD ACTION AS FOLLOWS:

No. 2013-349

On motion of Supervisor De Martini, Seconded by Supervisor Withrow

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Monteith

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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FISCAL IMPACT (Continued):

Manager to execute a contract for professional architectural design services with Pacific Design Associates, Inc. of Modesto, California to provide the design-build documents for the Public Administration Facility, Video Visitation, and Medical Records Project. Additionally, the Board of Supervisors authorized the Project Manager to execute a contract for specialty hazardous materials abatement and demolition consulting services for the Project to Hazard Management Services, Inc. of Modesto, California.

The approved Project Budget included a \$1 million payback to the Health Services Agency for the facility itself and \$300,000 for the final debt payment on the building. This financing plan was approved by the Board of Supervisors on December 13, 2011 as part of the strategy to reuse the former Medical Arts Building as a new permanent location of the Sheriff's Coroners Facility and various other appropriate uses.

The construction budget, as included within the approved Project Budget, is \$3,784,302. The construction only estimate from Pacific Design Associates was \$3,401,281. Additional costs of architecture and engineering, hazardous materials remediation and data and communication work was estimated at \$353,258 for a total construction estimate of \$3,754,539.

On May 22, 2013, four proposals were received from pre-qualified Design-Build teams: Acme Construction of Modesto, California; Diede Construction of Woodbridge, California; F&H Construction of Lodi, California; and Roebbelen Contracting, Inc. of El Dorado Hills, California. All design-build proposals received exceeded the construction estimate and the project budget. The proposals ranged from \$5,324,000 to \$7,783,000 for the base price and architect fee, which comprise the proposal price. Alternates No. 1 through Alternate No. 5 and Allowance No. 1 and Allowance No. 2 are costs above the base proposal prices and if included would have also exceeded the construction estimate and project budget.

After receiving proposals, the Project Manager and Architect met with all of the Proposing Design Build teams and have initiated an extensive evaluation for various options for reducing costs. The Project Team is considering available scenarios to make this project feasible and cost efficient to provide a facility capable of handling the existing needs and future growth of the Sheriff-Coroner as well as the ancillary uses of Video Visitation and Medical Records.

The Project Manager has met with the Board of Supervisors Capital Facilities Committee composed of Supervisors O'Brien and Monteith and has identified various options to be evaluated for future consideration. These options to be evaluated include the re-use of the 17th Street Facility as well as other construction options elsewhere. The Project Team will return to the Board's Capital Facilities Committee and ultimately

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back to the Board of Supervisors with a recommended plan. It is anticipated a recommended plan will be completed by the end of Summer, 2013.

At this time, the Project Manager is requesting the Board of Supervisors act to reject all proposals for the design-build construction of the Coroner Public Administration Facility, Video Visitation, and Medical Records Project at 700 17th Street, Modesto. Staff is also recommending the Board of Supervisors direct the Project Manager, working in collaboration with the Project Team, to evaluate all other options for this project.

Under the County's agreement, the Project Bridging Architect is responsible for redesign of the project to bring it within the project budget, at no additional cost to the County. Staff will return to the Board of Supervisors with a revised plan and future options.

DISCUSSION:

Background

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-Safety codes. Furthermore, the Sheriff shall provide 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 volume of the death investigations conducted at the facility. The facility has outlived its useful service life and is in need of repair.

On June 26, 2007, the Board of Supervisors accepted the updated Public Safety Center Jail Needs Assessment and Public Safety Services Master Plan, and authorized the staff to develop an overall implementation strategy which included the development of phasing options, funding options, and professional programming services. In addition to evaluating jail needs, the planning effort included evaluating the need to replace the Sheriff Coroner's Facility. One of the recommendations in the Master Plan was to construct a new Coroner's facility at the County's Public Safety Center, adjacent to other Sheriff's facilities and operations. With funding not available to construct a new facility, an existing and vacant County building, the former Medical Arts building at 17th Street in Modesto was considered for possible re-use. On December 13, 2011, the Board of Supervisors approved the re-use of the former Medical Arts building as the new 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

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Building also included the Sheriff's Detention Public Video Visitation Center as well as Medical Records for the Health Services Agency.

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. Additionally, the Board of Supervisors authorized the Project Manager to execute a contract for specialty abatement and demolition consulting services for the Project to Hazard Management Services, 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. The Board of Supervisors also approved the issuance of the Design-Build Construction Request for Proposals (RFP) for the construction, pricing and alternate pricing for the project to seven recommended pre-qualified Design-Build General Contractor teams.

On May 22, 2013, four proposals were received from pre-qualified Design-Build General Contractor teams: Acme Construction of Modesto, California; Diede Construction of Woodbridge, California; F&H Construction of Lodi, California; and Roebbelen Contracting, Inc. of El Dorado Hills, California. All design-build proposals received exceeded the estimate and the project budget as described above. The Project Manager, Architect and Project Team have consulted with each proposing Design-Build team to consider options to deliver this project within the established budget.

With all proposals exceeding the available funding, the Board of Supervisors' recommended action is to reject the proposals. The Project Manager has expressed appreciation to the Design Build Teams for their efforts.

Schedule

With approval of these staff recommendations, the Project Manager and Project Team will develop and evaluate future options for the Coroner Public Administration Facility, Video Visitation, and Medical Records project. The Project Manager anticipates returning to the Board of Supervisors with options for the project by the end of Summer 2013.

POLICY ISSUES:

Approval of this item 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.

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STAFFING IMPACT:

Existing Chief Executive Office-Capital Projects staff, in coordination with the Project Team, will continue to manage all matters relating to the Coroner Public Administration Facility, Video Visitation, and Medical Records Project.

CONTACT PERSON:

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