

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-3

Urgent Routine

AGENDA DATE August 13, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Plans and Specifications for the Juvenile Justice Center Roofing and Heating, Ventilation and Air Conditioning Replacement Project; Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors and Sub-Contractors, Set the Bid Date for September 25, 2013 at 2:00 p.m., and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the plans and specifications for the Juvenile Justice Center Roofing and Heating, Ventilation and Air Conditioning Replacement Project located at 2215 Blue Gum, Avenue, Modesto as prepared by Aetypic, Incorporated.

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FISCAL IMPACT:

As part of the 2012-2013 Adopted Final Budget, the Board of Supervisors authorized \$4.1 million of General Fund fund balance in the Chief Executive Office County Facilities budget for this project. Located at the Juvenile Justice Center at 2215 Blue Gum Avenue in Modesto, the original Juvenile Hall Detention Facility was constructed in 1976 and the Probation Administration Office was added on in 1978. Housing unit expansions were completed in 2000 and 2002.

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BOARD ACTION AS FOLLOWS:

No. 2013-407

On motion of Supervisor Withdraw, Seconded by Supervisor O'Brien

and approved by the following vote,

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

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:

ATTEST:


ELIZABETH A. KING, Assistant Clerk

File No.

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STAFF RECOMMENDATIONS (Continued):

2. Approve the list of fourteen pre-qualified general contractors recommended by County Staff as the result of the Request for Statement of Qualifications process approved by the Board of Supervisors on May 21, 2013:
 - Acme Construction Company, Inc. of Modesto, California
 - Best Contracting Services, Inc. of Union City, California
 - Champion Industrial Contractors, Inc. of Modesto, California
 - Diede Construction Inc. of Woodbridge, California
 - DDK Mechanical, Inc. of Sacramento, California
 - Design Build Solutions, Inc. of Cleveland, Ohio
 - F&H Construction of Lodi, California
 - EMCOR Services, Mesa Energy Systems of Rancho Cordova, California
 - Iomlan Construction Services, Inc. of Oakdale, California
 - JL Bray and Son, Inc. of Salida, California
 - Roebbelen Contracting, Inc. of El Dorado, Hills, California
 - Roofing Constructors, Inc. DBA Western Roofing Service of San Leandro, California
 - Southwest Construction & Property Management of San Bruno, California
 - Zovich & Sons, Inc. of Hayward, California
3. Approve the list of eight pre-qualified roofing subcontractors and fourteen pre-qualified mechanical subcontractors recommended by County Staff as the result of the Request for Statement of Qualifications process approved by the Board of Supervisors on May 21, 2013.
4. Authorize the Project Manager to issue a notice inviting bids for the construction of the project; set a bid due date of September 25, 2013 at 2:00 p.m., and authorize the Project Manager to modify the bid date if necessary for the successful delivery of the project and to return to the Board of Supervisors to recommend the award of a general construction contract.
5. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the bid and award phase of the project as long as they are within the project budget approved by the Board of Supervisors.

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FISCAL IMPACT (Continued):

The roof of the Juvenile Hall Detention Facility is constructed of built up asphalt that has exceeded its life expectancy and has required extensive maintenance. The heating, ventilation and air conditioning (HVAC) system is dated and energy inefficient requiring repeated upkeep and maintenance. The existing HVAC is in failing condition and many replacement component parts are no longer available. The approved project concept will include the replacement of inefficient rooftop air handlers with new self-contained rooftop air cooled packaged HVAC units. Improvements will include the elimination of the need for a HVAC central plant and replacement of the HVAC control system. The Juvenile Hall Detention Facility roof and additional portions of the Probation Administration Office roofing field will be upgraded and repaired.

The Adopted Final Budget approved by the Board of Supervisors on September 11, 2012 included a one-time augmentation of \$4.1 million in the Chief Executive Office County Facilities budget for this critical roofing and HVAC repair and replacement. Additionally, the Board of Supervisors approved the Project Budget on November 13, 2012 as outlined in the sources and uses chart below:

Juvenile Justice Center Roofing and HVAC Sources	Amount
Chief Executive Office - County Facilities	\$4,100,000
Total	\$4,100,000

Juvenile Justice Center Roofing and HVAC Uses	Amount
Salaries and Wages (Administration, Construction Mgmt.)	\$72,925
Architectural and Engineering	\$180,150
Inspections, Legal, Supplies, Publications	\$134,435
Cost Applied Charges (Building Maintenance Fund)	\$109,490
Design-Build Construction Contract Including Contingency	\$3,603,000
Total	\$4,100,000

On March 26, 2013, the Board of Supervisors approved a Professional Services Agreement with Aetypic, Inc. of San Francisco, California to perform architectural and engineering services through the bridging design phase for the Project in the amount of \$180,000. Further, the Board of Supervisors authorized the Project Manager to expedite the project during the design process, if needed, by negotiating, approving and executing an Amendment to the Professional Services Agreement altering the approach from design-build to design-bid-build due to the specificity of this type of Project. The Project Manager issued an Amendment to the Agreement to Aetypic, Inc., which was fully executed as of May 10, 2013 to change the project delivery to a design-bid-build approach with an increased scope of services to provide bid-ready construction documents and to increase compensation accordingly for these additional services. As

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previously authorized by the Board of Supervisors, the total compensation for Aetypic, Inc. has increased from \$180,000 to \$250,000 for its added contracted scope of work necessary to proceed with a design-bid-build approach.

The increased scope of services within the Project Budget for Architectural and Engineering required an increase of \$70,000 for Aetypic, Inc. to provide bid ready construction documents, which the Project Manager proposes to withdraw from funds available for construction, from the funds previously allocated for the Designer on the Design Build Team. Additionally, the Project Manager is recommending a reallocation of Cost Applied Charges (Building Maintenance Fund) to Construction Administration and Inspections to reflect the needs and requirements for this project. The Board of Supervisors' approved Project Budget from November 13, 2012 will be amended upon Board of Supervisors approval to reflect this change to a design-bid-build project delivery as outlined in the sources and uses chart below:

Juvenile Justice Center Roofing and HVAC Sources	Amount
Chief Executive Office - County Facilities	\$4,100,000
Total	\$4,100,000

Juvenile Justice Center Roofing and HVAC Uses	Amount
Salaries and Wages (Administration, Construction Mgmt.)	\$150,000
Architectural and Engineering	\$250,000
Inspections, Legal, Supplies, Publications	\$145,550
Cost Applied Charges (Building Maintenance Fund)	\$21,300
Design-Bid-Build Construction Contract Including Contingency	\$3,533,150
Total	\$4,100,000

Aetypic, Inc. has provided the County with a construction *estimate* of \$3,243,894, which includes all work necessary to perform the replacement and repair for the roofing and new heating, ventilation and air conditioning included in the project. The County construction budget is \$3,300,000. The County construction contingency is \$233,150 for unforeseen construction related work that may occur. A future total design-bid-build construction contract including contingencies shall not exceed \$3,533,150 as included in the proposed Project Budget and is funded by existing appropriations previously allocated by the Board of Supervisors from the Chief Executive Office County Facilities budget.

As the project progresses, all major project decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

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DISCUSSION:

Background

A significant portion of the roofing system throughout the Juvenile Justice Center including the Juvenile Hall Detention Facility and Probation Administration Office has been in significant need of major repair or replacement. Major improvements to the roofing field needs to be coordinated at the same time as the major heating, ventilation and air conditioning (HVAC) upgrade. The Board of Supervisors established a construction financing strategy to provide the necessary efficiency upgrades to the roofing and HVAC systems which were originally constructed in 1976 and 1978. The outdated HVAC controls and overall system for the heating, ventilation and air conditioning system (HVAC) within the building, including ten large roof mounted HVAC air handlers, which serve the Probation Department administrative office, juvenile courts, and Juvenile Hall buildings, will be replaced with new efficient modernized roof top packaged HVAC equipment.

In November, 2011, the Project Manager accepted a feasibility report from Turley & Associates Mechanical Engineering Group for the roof top heating, ventilation and air conditioning (HVAC) units and control system. The Stanislaus County Juvenile Justice Center has a number of different roof top heating, ventilation, and air conditioning (HVAC) units. The HVAC units supporting the probation administration, older housing units, kitchen, intake, and gym use a combination of chilled water supplied from a central chiller to cool the space and electric resistive heating elements located inside of each unit for heating. Electric resistive heating is a very inefficient way of heating the buildings. These units have outlived their useful life, are energy inefficient and are in need of replacement. New roof top packaged air cooled HVAC units will eliminate the failing 1976 central plant.

In January, 2012, the Project Manager accepted a Roofing Upgrade Roof Study and Evaluation Report from Commercial Architecture, Incorporated. The Juvenile Justice Center was evaluated for condition, wear, leaks and hazardous materials. Effectively, the reports suggest a long term permanent fix for the facilities that includes a full replacement of the Juvenile Hall Detention roof and major repair to the Probation Administration Office building roof. In addition, County General Services Agency has prioritized the roofing structure over the Juvenile Hall Detention Facility for replacement as it is in need of constant repair and maintenance due to leaks.

On November 13, 2012, the Board of Supervisors authorized staff to issue a Request for Proposals (RFP) to contract with a design-build architecture and engineering firm for professional architectural bridging design of the Project. Eight proposals were received on December 19, 2012.

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On March 26, 2013, the Board of Supervisors approved a Professional Services Agreement with Aetypic, Inc. to assist the County in preparing bridging documents that will be used to construct the improvements. Aetypic's Scope of Services included as-built investigation, project programming, bridging document design, bid phase support and construction administration support. The lump sum of contracted services was \$180,000 for a Design-Build approach to project delivery. At the same time, the Project Manager was granted additional authority from the Board of Supervisors to amend the Professional Services Agreement with Aetypic, Inc., during the design phase of the Project if necessary to successfully deliver the project, including a switch in project delivery to a Design-Bid-Build approach.

After initial facility evaluations by the Aetypic, Inc. design team and preparation of preliminary schematic design documents, the Project Manager determined that a change in the delivery system methodology was beneficial to the project delivery due to the specificity of this type of Project, including the need to design and order custom specialty heating, ventilation, and air conditioning (HVAC) products and replacing a built-up asphalt roof over an active, occupied, in-custody facility. The change in project delivery to a design-bid-build approach required an increased Scope of Services from Aetypic, Inc. to provide bid-ready construction documents and therefore the Project Manager was granted additional authority to negotiate, approve and execute an Amendment to the Professional Services Agreement to increase compensation accordingly for these additional services. Effective May 10, 2013, the Professional Services Agreement with Aetypic, Inc. is amended to provide design-bid-build approach services, including full construction documents and construction administration services, for a not to exceed amount of \$250,000 as previously authorized by the Board of Supervisors.

On May 21, 2013, the Board of Supervisors authorized the Project Manager to issue a Request for Statement of Qualifications (RFSOQ) to establish a list of pre-qualified general contractors, HVAC subcontractors and roofing subcontractors that will be allowed to bid the Juvenile Justice Center Roofing and HVAC Replacement project. The pre-qualification process will allow the Project Manager to recommend the Board of Supervisors pre-qualify the most experienced, highly qualified contractors to construct this project which will occur over a live in-custody environment with youthful offenders, County staff and State of California Administrative Office of the Courts (AOC) staff within the building.

On July 9, 2013, the Chief Executive Office received Statements of Qualifications from general contractors, mechanical subcontractors and roofing subcontractors. Fifteen submittals were received from general contractors and reviewed by County staff. This review is in compliance with the prequalification process required by Public Contract Code Section 20133 and ensures the County's ability to differentiate between attributes of competing contractors, thus prequalifying those contractors that best meet the

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County's needs. A list of pre-qualified contractors and subcontractors is recommended for approval in the next section of this report.

As the project progresses, all major project decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

Procurement and Final Plans and Specifications

At the direction of the Board of Supervisors as approved on May 21, 2013, the Project Manager issued a Request for Statement of Qualifications (RFSOQ) to pre-qualify general contractor firms. On July 9, 2013, the Chief Executive Office received Statement of Qualifications from general contractors, including qualifications for mechanical subcontractors and roofing subcontractors. Fifteen submittals were received from general contractors and reviewed. This review included an analysis of each proposer's legal, claims, financial and technical experience, as well as their technical and financial capacity to competently manage and complete the design and construction of this Project, and verifies their licensure and acceptable labor, safety and worker's compensation track record. The prequalification process is required by Public Contract Code Section 20133 and ensures the County's ability to differentiate between attributes of competing teams, thus prequalifying those contractors that best meet the County's needs, the Project Manager is requesting the Board authorize staff to issue Invitations to Bid from the recommended list of fourteen pre-qualified general contractors:

- Acme Construction Company, Inc. of Lodi, California
- Best Contracting Services, Inc. of Union City, California
- Champion Industrial Contractors, Inc. of Modesto, California
- Diede Construction Inc. of Woodbridge, California
- DDK Mechanical, Inc. of Sacramento, California
- Design Build Solutions, Inc. of Cleveland, Ohio
- F&H Construction of Lodi, California
- EMCOR Services, Mesa Energy Systems of Rancho Cordova, California
- Iomlan Construction Services, Inc. of Oakdale, California
- JL Bray and Son, Inc. of Salida, California
- Roebbelen Contracting, Inc. of El Dorado, Hills, California
- Roofing Constructors, Inc. DBA Western Roofing Service of San Leandro, California
- Southwest Construction & Property Management of San Bruno, California
- Zovich & Sons, Inc. of Hayward, California

Additionally, it is also recommended that the Board of Supervisors pre-qualify the current list of twenty-two subcontractors, including fourteen roofing subcontractors and eight mechanical subcontractors, to provide heating, ventilation and air conditioning and

roofing construction services for future selection by a pre-qualified general contractor who will bid this project:

Heating Ventilation and Air Conditioning Subcontractors

- Cal-Neva Environmental Systems, Inc. of Concord, California
- Comfort Air, Inc. of Stockton, California
- Division 15 Tech of El Dorado Hills, California
- J.H. Simpson Company of Stockton, California
- Lawson Mechanical Contractors of Sacramento, California
- Modern Air Mechanical of Merced, California
- Nicro, Inc. of Oakdale, California
- Regency Mechanical, Inc. of North Highlands, California

Roofing Subcontractors

- Advanced Roofing, Inc. of Oakdale, California
- Baker Roofing Company of Stockton, California
- Capitol Roofing Systems, Inc. of Rocklin, California
- Graham Prewett, Inc. of Fresno, California
- Gudgel Roofing, Inc. dba Yancey Roofing of Sacramento, California
- Kings Roofing of Patterson, California
- Kodiak Union Roofing Services, Inc. of Lincoln, California
- Legacy Roofing & Waterproofing of San Jose, California
- Madsen Roofing and Waterproofing, Inc. of Sacramento, California
- Tecta America Sacramento, Inc. of Rancho Cordova, California
- Tru-Tech Roofing Systems of Modesto, California
- Tru-Tech Roofing and Waterproofing of Modesto, California
- Waterproofing Associates, Inc. of Mountain View, California
- Western Roofing Services of Campbell, California

The Project Team, including the Chief Executive Office, Probation Department and General Services Agency, have coordinated to assist Aetypic, Inc. to design a bid ready project that will improve the roofing and heating, ventilation and air conditioning (HVAC) systems at the Juvenile Justice Center. The scope of the project, as presented to the Board of Supervisors in the final plans and specifications, consists of the selective demolition and remediation of hazardous materials contained in the roofing system above the existing Juvenile Hall. The Juvenile Hall building roof is designed to be replaced with a new built up roof with gravel roofing. The Probation Administration building roof is designed to be repaired.

A large portion of this project, including scope of work and construction cost, is included for the heating, ventilation and air conditioning system replacement. Plans and specifications will require the heating and cooling equipment to be removed and to be replaced throughout the Juvenile Justice Center with economical and energy efficient systems. The scope of work includes all necessary electrical controls, electrical connections and plumbing to provide for the replacement of this system. This replacement will serve as a long term solution to the energy efficiency issues experienced at this facility.

Final plans and specifications have been prepared by the design and engineering team, after significant field investigation and Project Team input. At this time, it is recommended the Board of Supervisors authorize the Project Manager to issue a notice inviting bids for the construction of the project; set a due date of September 25, 2013 at 2:00 p.m., and authorize the Project Manager to modify the bid date if necessary for the successful delivery of the project.

Aetypic, Inc.'s plans and specifications represent a base construction project for roofing replacement and repair and new heating, ventilation and air conditioning equipment for the Juvenile Justice Center. The Architect's construction *estimate* is \$3,243,894. The construction budget of the base bid project is \$3,300,000. A difference of \$56,106 may be remaining for the selection of construction allowances and alternates as developed by Aetypic and the Project Team.

The Project Team has developed one allowance, three additive alternates and three deductive alternates to ensure the project is delivered within the Board of Supervisors approved budget. The allowance includes \$7,000 for removal and replacement of roof sheathing within the base bid, which has been included in the construction estimate and construction budget. Additive alternates are to be considered an enhancement while deductive alternates will reduce the scope of the base project. Aetypic, Inc. and the Project Team have coordinated an appropriate mix of alternates that consist of:

Additive Alternates

- Alternate No. 1: Demolition of the existing Central Plan HVAC system including equipment and piping. Architect's *estimate* of \$133,312.
- Alternate No. 2: Demolition of the existing Hot Water Boiler system including equipment and piping. Architect's *estimate* of \$34,348
- Alternate No. 5: Provide independent environmental consulting services to oversee the field work involving the removal of the existing hazardous materials. Architect's *estimate* of \$16,656.

Estimated Total of All Additive Alternates: \$184,316

Deductive Alternates

- Alternate No. 3: Install a Single Ply 60 Mil-Thermoplastic Polyolefin (TPO) roofing system for the Juvenile Hall building roof areas in lieu of the Base Bid Build-Up Roofing (BUR) system. Architect's *estimate* of \$66,040.
- Alternate No. 4: Install a Single Ply 80 Mil-Thermoplastic Polyolefin (TPO) roofing system for the Juvenile Hall building roof areas in lieu of the Base Bid Build-Up Roofing (BUR) system. Architect's *estimate* of \$42,496.
- Alternate No. 6: Delete the base bid VFD's specified for the 10 custom built roof top HVAC packaged equipment. Architect's *estimate* of \$27,298.

Estimated Total of All Deductive Alternates: \$135,834

Schedule

On February 26, 2013, the Board of Supervisors approved the Probation Department Transition Plan to occupy the newly constructed Juvenile Commitment Facility by June 28, 2013. With the opening of the new Juvenile Commitment Facility, the Probation Department transferred up to 60 court-committed wards from Juvenile Hall Housing units 3 and 4. Housing Units 3 and 4 are currently being held as vacant until there is a need for increased detention beds and additional funding for the associated staffing is available. This transitional movement of wards has temporarily opened portions of the existing Juvenile Hall to perform a phased approach to the roofing and HVAC replacement project. Both the roofing and HVAC systems are well past their useful service life and are in need of replacement.

Additional project coordination and phasing of the Juvenile Justice Center Roofing and HVAC project will be necessary to limit potential impacts to Juvenile Justice Center users. The State of California Superior Court and Probation Department currently operate from this facility thereby requiring a phased approach to the Juvenile Justice Center Roofing and HVAC Replacement project which is being designed by Aetypic, Inc. as part of its scope of services under the Professional Services Agreement. All users of the Juvenile Justice Center have been incorporated as part of the project team.

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Construction documents provided by Aetypic, Inc. will require general contractors to spend thirty days in Fall 2013 during a planning phase to coordinate schedule and impacts to the Juvenile Justice Center users of the ongoing operation over the in custody environment. It is expected that sensitive portions of this project will occur over weekends on an accelerated basis. Installation of HVAC equipment and the roof replacement is anticipated to be completed by Fall 2014.

POLICY ISSUES:

Approval of this action promotes the Board's priorities of A Safe Community and Efficient Delivery of Public Services by making the most cost effective and efficient use of County resources to complete a project that protects the community while ensuring long term utility and maintenance cost savings.

STAFFING IMPACT:

Existing Capital Projects staff is knowledgeable of the project and will continue to manage the Juvenile Justice Center Roofing and HVAC Replacement Project working with the Probation Department.

CONTACT PERSON:

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

**ATTACHMENTS AVAILABLE
FROM CLERK**

