To: Honorable Board of Supervisors  
From: Neal Hay, Director of Development Services  
Department: Development Services  
Subject: Authorization for the Director of Development Services to complete the tenant improvements at the Behavioral Health Building located at 1965 Live Oak Boulevard in Yuba City by Negotiated Contract and Force Account, and approve a Budget Amendment in the amount of $208,700 to the FY2018-19 Adopted Budget (4/5 vote required) (BTV2019097)

Recommendation

It is recommended that the Board of Supervisors:

1. Authorizes the Director of Development Services to prepare the appropriate construction documents and negotiate contracts for all work associated with the Fire Sprinkler, Fire Alarm, and Firewall Repair Project PA1805, and for the tenant improvements associated with Project FP1919 for the Behavioral Health Building at 1965 Live Oak Boulevard, Yuba City; and,

2. Authorizes the Director of Development Services to execute the required construction agreements and all documents related to the administration of the agreements in accordance with the provisions of the County’s Public Project Bidding Procedures and the State Public Contract Code; and,

3. Authorizes the Director of Development Services to utilize employees of the County through force account to complete a portion of the work as deemed necessary; and,

4. Approves a Budget Amendment in the amount of $208,700 to the FY 2018-19 Capital Project (0016), Plant Acquisition (1-800), budget unit. (4/5 vote required).

Background

As part of the annual inspections at the Behavioral Health Building, 1965 Live Oak Boulevard, Yuba City, the Fire Services Manager identified the need for fire sprinklers, fire alarms, and repairs to the 2-hour rated firewall in a portion of the building classified as an I-3 Institutional Occupancy. When the existing structure was constructed, fire sprinklers were not required. Due to changes in its use and updates to the governing Building Code, the County is required to install fire sprinklers covering approximately 8,100 sq. ft. of the total 35,100 sq. ft. building, expand the existing fire alarm system, and repair portions to the 2-
hour rated firewall. This work is required to maintain use of this portion of the structure, as it is a matter of safety.

The Director, under existing delegated authority per Section 27-040, paragraph (b) of the County’s Code of Ordinances, executed a contract with Lamon Construction in the amount of $35,655.60 for the installation of the underground fire supply line from an existing fire hydrant and the installation of a backflow prevention device. This work has been completed and has been accepted by the County.

Foothill Fire Protection, Inc. was awarded a construction contract by the Board on September 25, 2018, to install fire sprinklers and a fire alarm, however the ceiling and wall penetrations needed to install the fire sprinklers are not part of the scope of work to be provided by Foothill Fire Protection, Inc.

Discussion

In addition to the fire sprinklers and fire alarm project (PA1805), project FP1919 was budgeted this fiscal year for tenant improvements within the same affected portion of the building at 1965 Live Oak Boulevard. Tenant improvements include flooring abatement, installation of new flooring, and paint. For efficiency, the scope of work for both projects were combined and bid together.

The project was advertised on February 14, 2019, and bids were due on March 18, 2019. The Department received zero bids for the work as advertised. As a result, per Section 27-060(g), Award of Bids, from the County’s Code of Ordinances, the Department recommends the Board of Supervisors authorizes the Director of Development Services to complete all work through negotiated contract and force account as deemed necessary.

To minimize the impact to the Behavioral Health Building staff, they provided input about performing the work in two phases.

Prior Board Action

January 22, 2019: Authorization of the solicitation of bids for the tenant improvements of the Behavioral Health Building at 1965 Live Oak Blvd, Yuba City.

September 25, 2018: The Board awarded a construction contract for the Behavioral Health Fire Sprinkler Installation Project in the amount of $50,500 and authorized the Director of Development Services to execute all contract documents.

May 23, 2017: The Board adopt plans and specifications and authorize solicitation of bids for the behavioral health fire sprinkler and alarm project.

Board Alternatives

The Board may choose to direct staff to solicit bids again for the remaining tenant improvements, but it is unlikely contractor pricing will be received and the project will be further delayed. After considering various alternatives, the recommended action best serves the needs and interests of the County.

Other Department and/or Agency Involvement

Department staff has coordinated the work schedule and proposed phasing with the Health and Human Services Department and the General Services Department. The County Counsel’s Office reviewed the appropriate sections of the bid package.

Action Following Approval

The Department will solicit bids and secure construction contracts with various qualified contractors for the work.
Fiscal Impact

The project construction costs included in the approved FY2018-19 Budget are as follows:

- Capital Projects (0016) Fund, Account (1800-00-54200), project number PA1805, with a budget of $151,561. To date, $86,428.76, has been expended on Project PA1805, leaving $65,132.24 remaining in the budget.

- General (0001) Fund Account (1700-73-52130), project number FP1919, with a budget of $123,200. To date, $9,035.42, has been expended on FP1919, leaving $114,164.58 remaining.

Based on the Engineer's Estimate for the remainder of the work, a FY 2018-19 Budget Amendment in the amount of $208,700 is requested to move budget out of General Fund (0001), Building Maintenance (1-700) into Capital Projects Fund (0016), Plant Acquisition (1-800), and to budget for additional reimbursement from Behavioral Health Fund (0007). Additional funds were also included for this project in the FY 2019-20 Requested Budget.

Countywide Goals & Top Priorities Compliance

Improvements to the facility supports the following:

Goal G: Reduce number of County facilities and ensure that all buildings are maintained at high standards to "lead by example" for other governmental agencies and private sector companies to emulate.

Respectfully Submitted,

S/ Neal Hay
Director of Development Services

Attachments:
1. Budget Amendment