



Contra
Costa
County

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: April 17, 2018

Subject: WCHC Exp Project, 13585 San Pablo Avenue, San Pablo (WH518B) and take related actions under CEQA

RECOMMENDATION(S):

1. AWARD a design-build contract to C. Overaa & Co., a California corporation, in the amount of \$12,455,000 for the design and construction of the West County Health Center expansion project, 13585 San Pablo Avenue, San Pablo for the Health Services Department ("HSD").
2. APPROVE and AUTHORIZE the County Administrator, or designee, to execute the design-build contract after the Public Works Director has received the required insurance and bonds from C. Overaa & Co.
3. APPROVE the project and take related actions under the California Environmental Quality Act.
4. DETERMINE the Project is a California Environmental Quality Act (CEQA), Class 32 Categorical Exemption, pursuant to Article 19, Section 15332 of the CEQA Guidelines.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **04/17/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: April 17, 2018

David Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Ramesh Kanzaria,
(925) 313-2000

By: June McHuen, Deputy

cc:

RECOMMENDATION(S): (CONT'D)

> 5. DIRECT the Director of Conservation and Development to file a Notice of Exemption with the County Clerk.

6. AUTHORIZE the Public Works Director or designee to arrange for payment of a \$25 fee to Conservation and Development for processing, and a \$50 fee to the County Clerk for filing the Notice of Exemption.

7. AUTHORIZE the Public Works Director, or designee, to approve final plans, specifications, and design documents necessary to implement and construct the West County Health Center Expansion Project described in Project Document 01 1100 (Summary of Work), Project Document Division A (Request for Proposals), and the Project Bridging Manual.

8. DETERMINE that the proposal submitted by C. Overaa & Co. ("Overaa"), for the above project, offers the best value to the County and the public, and that Overaa has complied with the requirements of the County's Outreach Program and DECLARE that this board order constitutes public announcement of the contract award.

9. ORDER that the Public Works Director, or designee, is authorized to sign any escrow agreements prepared for this project to permit the direct payment of retentions into escrow or the substitution of securities for moneys withheld by the County to ensure performance under the contract, pursuant to Public Contract Code section 22300.

10. AUTHORIZE the Public Works Director, or designee, to order changes or additions to the construction work and to execute written change orders pursuant to Public Contract Code section 20142.

11. DELEGATE, pursuant to Public Contract Code section 4114, to the Public Works Director, or designee, the Board's functions under Public Contract Code section 4107 and 4110.

12. DELEGATE, pursuant to Public Contract Code section 6705, to the Public Works Director or to any registered civil or structural engineer employed by the County, the authority to accept detailed plans showing the design of shoring, bracing, sloping or other provisions to be made for worker protection during trench excavation covered by Public Contract Code section 6705.

FISCAL IMPACT:

The total cost of the project will be \$12,455,000 and funding was obtained as part of the 2015 Series A&B Lease Revenue Bonds (100% Hospital Enterprise Fund).

BACKGROUND:

The proposed new two-story building will comply with the California Office of Statewide Health Planning and Development primary care clinic requirements and will encompass approximately 20,700 square feet gross building area with a drop-off area and parking stalls. The site is located at the vacant parcel known as “Block A” between San Pablo Avenue and the existing West County Health Center (WCHC) on approximately 1 acre. Improvements include a standalone structure with pedestrian link to the existing WCHC, shared outdoor courtyard with the WCHC and a new service yard for trash/recycling containers and mechanical equipment. The facility will house Behavioral Health, which is being relocated from a leased and County owned facilities, and will provide much needed space for Behavior Health Services in West Contra Costa County. The County intends that the new building will qualify for a LEED Silver rating from the Green Building Council.

The County Design Consultant, Hawley Peterson Snyder Architects prepared the conceptual design level documents for the WCHC Expansion Project. The Public Works Department undertook a two-step Request for Qualifications (RFQ) and Request for Proposals (RFP) process to solicit design-build contractors to design and build the WCHC Expansion project.

Request for Qualifications (RFQ):

The Public Works Department released the RFQ for design-build services on January 30, 2017. The RFQ release was communicated to known contractors, including those in the Local Vendor Database, advertised in the Daily Builder and published in the Contra Costa Times. It was posted to the PWD Plan Room which is accessed via link on the Contra Costa County website under the Contracting Opportunities page. A Pre-RFQ conference for all interested vendors was held on February 15, 2017.

The RFQ required that a design-build team describe their outreach efforts to include minority business enterprises, woman-owned enterprises and small, local, disabled veterans and other business enterprises as part of their subcontractors. The RFQ also required the design-build teams to provide references from past projects.

Public Works received six statements of qualifications by the March 2, 2017 deadline from Design-Build Entities: Overaa & Co., Vila Construction, Boldt Company, W.E. Lyons Construction Company, Polytech Associates, and Blach Construction. A selection committee comprised of County staff and Kitchell CEM, the County's construction management consultant, reviewed the information submitted and determined that four firms met or exceeded the RFQ qualifications requirement.

Request for Proposal (RFP)/Selection Process:

The Request for Proposals was issued to the four teams in March 24, 2017 and on May 4, 2017, the Public Works Department received three proposals from Overaa & Co., Boldt Company and Vila Construction. A four person selection committee consisting of the Health Services Department's Director for Planning and Evaluation Steve Harris, the Capital Projects Division Manager Ramesh Kanzaria, Kitchell CEM Director George

Dykes, and the County's bridging document design firm Hawley Peterson & Snyder President Henry Mahlstedt. The selection committee conducted interviews of the three teams on May 16, 2017.

The best value proposal evaluation process included two categories of factors: (1) the Evaluation Factor Categories evaluated on a "pass/fail" basis as follows:

1. Skilled Labor Force Availability
2. Acceptable Safety Record

and Evaluation Factor Categories with points assigned as follows:

3. Project Approach, Organization, and Qualifications - (20 available points)
4. Project Schedule - (12.5 available points)
5. Conformance with Bridging Documents - (12.5 available points)
6. Life Cycle Costing and LEED approach - (5 available points)
7. Price Proposal - (35 available points)
8. Value Engineering - (5 available points)
9. Interview/Presentation - (10 available points)

The results of the scoring process were Overaa & Co. with the highest rated proposal (322 points) followed by Vila Construction (212 points) and Boldt Company (199 points).

The proposal submitted by Overaa & Co. offers the best value to the County and the public and is the most advantageous to the County because of a combination of factors, including price, project schedule, value engineering approach, experience, and qualifications. The basis of the contract award to Overaa & Co. is that Overaa & Co. is best value.

The contractor will be required to enter into a Project Labor Agreement in connection with the services to be performed under the contract.

The general prevailing rates of wages, which shall be the minimum rates paid on this project, are on file with the Clerk of the Board, and copies are available to any party upon request.

CONSEQUENCE OF NEGATIVE ACTION:

If the design-build contract is not awarded at this time, the project work would not proceed and would be delayed, with adverse impacts to the community in West County.

ATTACHMENTS

CEQA