



**Contra
Costa
County**

To: Board of Supervisors
From: Julia R. Bueren, Public Works Director/Chief Engineer
Date: August 18, 2015

Subject: AWARD Construction Contract for the Renovations and Remodeling at the Contra Costa County Finance Building (WH190D)

RECOMMENDATION(S):

- (1) APPROVE the design, plans, and specifications for the above project.
- (2) DETERMINE that the bid submitted by Thompson Builders Corporation ("Thompson Builders") complied with the requirements of the County's Outreach Program for this project, as provided in the project specifications, and FURTHER DETERMINE that Thompson Builders submitted the lowest responsive and responsible bid for this project.
- (3) FURTHER DETERMINE that Thompson Builders, as the lowest responsive and responsible bidder for the above contract, has entered into a Project Labor Agreement with the Contra Costa Building and Construction Trades Council to comply with the requirements of the County's Project Labor Agreement policy.
- (4) AWARD the construction contract for the above project to Thompson Builders in the amount of \$4,959,175 (Base Bid and Additive Alternates #1 and #2) and DIRECT that the Public Works Director, or designee, prepare the contract.
- (5) DIRECT that Thompson Builders shall submit two good and sufficient security bonds

☒ APPROVE ☐ OTHER
☒ RECOMMENDATION OF CNTY ADMINISTRATOR ☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **08/18/2015** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
 Candace Andersen, District II Supervisor
 Mary N. Piepho, District III Supervisor
 Karen Mitchoff, District IV 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: August 18, 2015

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

ABSENT: Federal D. Glover, District V Supervisor

By: Chris Heck, Deputy

Contact: Ramesh Kanzaria, (925) 313-2000

(performance and payment bonds) in the amount of \$4,959,175 each.

(6) ORDER that, after the

RECOMMENDATION(S): (CONT'D)

contractor has signed the contract and returned it, together with the bonds, evidence of insurance, and other required documents, and the Public Works Director has reviewed and found them to be sufficient, the Public Works Director, or designee, is authorized to sign the contract for this Board.

(7) ORDER that, in accordance with the project specifications and/or upon signature of the contract by the Public Works Director, or designee, any bid bonds posted by the bidders are to be exonerated and any checks or cash submitted for security shall be returned.

(8) AUTHORIZE the Public Works Director, or designee, 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.

(9) AUTHORIZE the Public Works Director, or designee, to order changes or additions to the work pursuant to Public Contract Code Section 20142.

(10) DELEGATE, pursuant to Public Contract Code Section 4114, to the Public Works Director, or designee, the Board's functions under Public Contract Code Sections 4107 and 4110.

(11) DECLARE that, should the award of the contract to Thompson Builders be invalidated for any reason, the Board would not in any event have awarded the contract to any other bidder, but instead would have exercised its discretion to reject all of the bids received. Nothing in this Board Order shall prevent the Board from re-awarding the contract to another bidder in cases where the successful bidder establishes a mistake, refuses to sign the contract, or fails to furnish required bonds or insurance (see Public Contract Code Sections 5100-5107).

FISCAL IMPACT:

100% General Fund - Facilities Life-cycle Investment Program funds.

BACKGROUND:

The purpose of this project is to maintain, repair, and restore portions of an existing public historical structure in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The Contra Costa County Finance Building at 625 Court Street, Martinez, was identified under the Facilities Life-cycle Improvement Program (FLIP) as a building that requires immediate attention. The project will install a new roof and ornamental sheet metal, seismically upgrade portions of the existing structural system, create new Americans with Disability Act (ADA) compliant restrooms, replace public counter areas, install a new fire

sprinkler system, clean and repaint the masonry exterior, replace the main electrical switchgear, and refurbish doors and guard rails.

Plans and specifications for the project have been prepared for the Public Works Department by Carey & Co. Inc. and filed with the Clerk of the Board by the Public Works Director. Bids were received and opened by the Public Works Department on July 23, 2015, and bids were as follows:

| BIDDER | TOTAL BASE BID | ADD. ALTERNATE 1 | ADD. ALTERNATE 2 |
|---------------------------------|-------------------------------|---------------------------------|---------------------------------|
| Thompson Builders Corp., Novato | \$4,609,175 | \$150,000 | \$200,000 |
| Alten Construction, Richmond | \$5,014,475 | \$216,000 | \$135,000 |
| Vila Construction Co., Richmond | \$6,547,404 | \$404,007 | \$353,022 |

All the base bids received were below the Architect's Estimate of \$7,000,000. Staff has evaluated the low bid submitted by Thompson Builders and their good faith effort documentation. Staff has determined that Thompson Builders bid is responsive and their good faith effort documentation is in compliance with the County's Outreach Program. The Public Works Director recommends the Board award the construction contract, including the Base Bid work plus Additive Alternates #1 and #2, to Thompson Builders, the lowest responsive and responsible bidder, in the amount of \$4,959,175.

Pursuant to the County's Project Labor Agreement ("PLA") policy, a PLA is required for this project. Thompson Builders has signed a PLA and, as condition of contract award, Thompson Builders subcontractors will also be required to sign the PLA.

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 construction contract is not awarded, the project will not move forward and the building will continue to deteriorate and leak.