



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: November 29, 2022

Subject: Amendment No. 5 to CSA with Vanir Construction Management, Inc., for Construction Management Services

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Vanir Construction Management, Inc. (Vanir), effective December 1, 2022, to increase the payment limit by \$1,740,788 to a new payment limit of \$12,990,788 and change the termination date of the contract from May 9, 2023 to May 31, 2025, for construction management services for the West County Re-entry Treatment and Housing Replacement (WRTH) project (\$1,385,102), the Security Systems Upgrade project (\$280,686), and for smoke control design review services (\$75,000) at the West County Detention Facility, 5555 Giant Highway, Richmond.

FISCAL IMPACT:

The contract amendment amount, not to exceed \$1,740,788, is part of the approved general purpose revenue/reserves budget (100% General Fund).

BACKGROUND:

The County awarded a contract to Vanir for construction management services for two (2) sites for a total allotted amount of \$6,000,000, with a completion date of three (3) years from the effective date of May 9, 2017.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **11/29/2022** ☒ 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: November 29, 2022

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Laura Cassell, Deputy

Contact: Jeffrey K Acuff
925-957-2487

cc:

Amendment No. 1, increased the payment limit by \$4,004,948, from \$6,000,000 to a new payment limit of \$10,004,948 and extended the term from May 9, 2020 through May 9, 2022 for Vanir to provide construction management services for the WRTH project. Amendment No. 1 was approved by the Board of Supervisors on October 17, 2017.

Amendment No. 2 added a subconsultant, Coact Designworks, Inc., with no change to the termination date of May 9, 2022 nor the payment limit of \$10,004,948. It was approved by the board of Supervisors June 26, 2018.

Amendment No. 3 increased the payment limit by 400,000 to \$10,404,948 and extended the term from May 9, 2022

BACKGROUND: (CONT'D)

through May 9, 2023 and was approved by the Board of Supervisors July 30, 2019.

Amendment No. 4 increased the payment limit by \$845,052 to \$11,250,000 and was approved by the Board of Supervisors on October 20, 2020 with no change to the termination date.

On December 7, 2021, the Board gave contingent approval to award a design-build contract to Sletten Construction Company for the WRTH project. Amendment No. 1 to the Vanir contract provided for Vanir to provide construction management services for the WRTH project through May 9, 2022, which was the expected project completion date, at that time. Delayed approval for state funding and necessary design scope changes extended the design and construction schedule significantly. Amendment No. 5 will allow Vanir to provide construction management services through design and construction of the WRTH project with its new expected project completion date of late December 2024. The construction drawings are currently 50% complete. Construction is scheduled to begin early May 2023 and be completed in late December 2024.

On July 26, 2022, the Board approved a construction contract with Accurate Controls, Inc., for the Security Systems Upgrade project at the Martinez and West County Detention Facilities. Vanir is providing project oversight of the design-build team through design and construction. Accurate Controls is scheduled to complete the construction drawings and immediately begin construction of the conduit raceways in November 2022.

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The State Fire Marshall has a new permitting requirement affecting the WRTH project which requires the County to provide third party independent review of the smoke modeling used in the design for the WRTH project. Smoke modeling verifies that in the event of a fire the air system will quickly and effectively limit the risk of smoke inhalation to the building occupants. The State Fire Marshall has provided a list of approved vendors, none of which is currently under contract with the County. Vanir, by subcontracting with an approved vendor, is able to provide this as a new construction management service within the timeframe required by the project.

In accordance with the initial underlying contract and subsequent Amendments 1-4, Vanir is already providing construction management services to the County. In order to provide adequate ongoing construction management services for the described new work, Public Works advises executing Amendment No. 5 with added fee and extended contract term as noted herein.

CONSEQUENCE OF NEGATIVE ACTION:

The Public Works Department does not have the staff expertise to provide construction management services for a project of this scale. If the amendment is not approved, the project will be delayed and most likely incur increases in the cost of construction.