



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: June 21, 2004

BOARD MEETING DATE: July 6, 2004

TO: Honorable Board of Supervisors
FROM: Paul Scannell, Assistant County Manager
SUBJECT: San Mateo County Youth Services Center

Recommendation

Authorize execution of a revision order related to the San Mateo County Youth Services Center.

<u>R.O. No.</u>	<u>Amount</u>	<u>Time</u>	<u>Vendor</u>
7	\$2,023,484	No Change	Turner Construction Co.

Background

On October 22, 2002, by Resolution No. 65620, the Board of Supervisors authorized the County Manager's Office to execute an agreement with Turner Construction Company to provide construction management, architectural and engineering services for the San Mateo County Youth Services Center. The Master Plan approved by the Board on December 3, 2002 included the design and construction of all building components.

Under the contract with Turner, the County receives bids for the construction work from trade contractors. Upon determination of the lowest responsive, responsible bidders, the County will accept and assign the bids to Turner who will execute a contract with the trade contractors. The assignment is accomplished by execution of an Assignment of Bid form and a revision order to Turner's contract.

Discussion

Bid packages were advertised and bid by the County in full compliance with the Public Contract Code. Bids were received May 14 and 24, 2004 and have been reviewed by the construction manager and the County and the Assignment of Bid

forms have been executed. The bid results are listed in Exhibit A. The basis of award is the base bid plus unit prices plus all alternates. The award amount is the base bid plus unit prices plus accepted alternates. It is recommended to accept and assign the bids to Turner of ISEC Construction Services for Bid Package 21, doors/frames/hardware; and Thyssen-Krup for Bid Package 38, elevators. The County determined that Kone, Inc. (BP 38) was a non-responsive bidder because they qualified their bid, altering the scope of work. The County determined that Otis Elevator (BP 38) was a non-responsive bidder because they did not provide a proposal for Alternate AP-1.

Article 9.13F of the Agreement with Turner Construction Co. did not specify a markup rate for eligible changes. Article 9.13F has been revised to specify the agreed upon markup rate of 3.5%, which is consistent with the construction management proposal.

Vision Alignment

The construction of the San Mateo County Youth Services Center keeps the commitment of "Ensure basic health and safety for all" and goal number eight: "Help vulnerable people--the aged, disabled, mentally ill, at-risk youth and others--achieve a better quality of life". This project contributes to the commitment and goal by consolidating youth services in one location in a new state-of-the-art facility to benefit youth, families, staff, and community.

Fiscal Impact

The project budget is \$125 million. This project is funded by the sale of lease revenue bonds.

This revision order will amend the contract as follows:

<u>Vendor</u>	<u>RO</u>	<u>Original Contract</u>	<u>Prior Revisions</u>	<u>This Revision</u>	<u>Revised Contract</u>
Turner	7	\$13,831,314	\$54,394,240	\$2,023,484	\$70,240,038

cc: James Sowerbrower, County Manager's Office
Christine Motley, County Counsel

BOS228YSC RO7 memoTurner

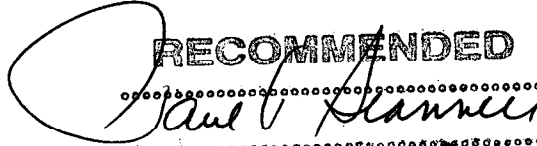
RECOMMENDED

ASSISTANT COUNTY MANAGER

Exhibit A
San Mateo County Youth Services Center Bid Results
Bid Dates May 14, 24, 2004

Bid Package	Bidder	Basis of Award	Award Amount
21 - Doors/Frames/Hardware	ISEC, Inc.	\$1,294,594	\$1,321,328
	Norment Security	\$1,353,000	
	Boyett	\$1,340,815	
38 - Elevators	Thyssen-Krup	\$558,480	\$520,980
	Mitsubishi Elevator	\$595,916	
	Schindler Elevator	\$689,000	
	Otis (non-responsive)	\$498,880	
	Kone (non-responsive)	\$551,406	