



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

A handwritten signature in black ink that reads "Paul Scannell".

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>
8	\$12,182,870	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 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 F. W. Spencer for Bid Package 39 (Plumbing Group A); Bid Package 40 (Plumbing Group B); and Bid Package 42 (Mechanical). The County determined that ACCO Engineering (BP 39 and 40) was a non-responsive bidder because they failed to complete the bid documents.

Although the award amount of these bid packages is approximately 50% above Turner's estimate, it is recommended to award these packages at this time. Efforts are underway to mitigate the overrun through value engineering and redesign efforts. The cost reductions will be captured through negotiations with the recommended trade contractor and subsequent deductive revision orders. Not awarding these bid packages would require rebidding and result in a two-month delay in the start of this work.

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	8	\$13,831,314	\$56,417,724	\$12,182,870	\$82,431,908

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

BOS229YSC RO8 memoTurner

RECOMMENDED
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Sam Stanwell
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ASSISTANT COUNTY MANAGER

Exhibit A
San Mateo County Youth Services Center Bid Results
Bid Date - May 24, 2004

Bid Package	Bidder	Basis of Award	Award Amount
39 - Plumbing Group A	F. W. Spencer	\$1,687,500	\$1,687,500
	J. W. McClenahan	\$1,777,000	
	ACCO (non-responsive)	\$1,396,000	
40 - Plumbing Group B	F. W. Spencer	\$2,092,500	\$2,092,500
	J. W. McClenahan	\$2,129,000	
	ACCO (non-responsive)	\$2,085,000	
42 - HVAC	F. W. Spencer	\$7,505,780	\$7,490,000
	Kent Lim	\$7,776,800	
	Control Air North	\$7,871,800	