

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 28, 2007**

From:  **JAMES DURFEE / JOEL SWIFT**

Subject: **KINGS BEACH CLINIC TENANT IMPROVEMENTS, PROJECT NO. 9176**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the Kings Beach Clinic tenant improvements:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Kings Beach Clinic tenant improvements, Project No. 9176.
2. Approve a Resolution authorizing the Director of Facility Services to execute the resulting construction contract in an amount not-to-exceed \$370,506, upon review and approval by County Counsel and Risk Management, and providing authority to approve any required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On March 16, 2007 Facility Services entered into a contract with Lionakis Beaumont Design Group (LBDG) to provide architectural, mechanical, and engineering services for tenant improvements required at the Kings Beach Clinic. Facility Services, with the assistance of LBDG, has completed bid documents for this project. The successful bidder will be required to provide a new ADA accessible path of travel, remodel the reception area and nurse's station, construct a new exam room and a casting room. Additionally, a fire alarm system will be installed throughout the Clinic, to comply with current Fire/Life Safety codes. The architect's estimate of probable cost for this work is \$308,755. In addition, an additive alternate will be bid to demolish and replace the parking lot paving and provide adequate drainage. The architect's estimate of probable cost for Alternate A is \$61,751.

In order to proceed with the tenant improvement project, it is recommended that your Board authorize staff to solicit bids and authorize the Director of Facility Services to execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: This project is exempt from the California Environmental Quality Act pursuant to Section 15301 – that provides for operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses.

FISCAL IMPACT: The total project cost is estimated to be \$440,506, including \$370,506 for construction and contingency, and \$70,000 for design, project management, bidding, contract administration. There is sufficient funding appropriated in the Community Clinic Improvements account in the Capital Improvement Projects Fund to fund this project.

ATTACHMENT: RESOLUTION

JD:JS:RU:LJ

cc: COUNTY EXECUTIVE OFFICE
HHS – COMMUNITY CLINIC
PROCUREMENT SERVICES

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION
AUTHORIZING THE DIRECTOR OF FACILITY
SERVICES TO TAKE VARIOUS ACTIONS
REQUIRED FOR THE CONSTRUCTION OF THE
KINGS BEACH CLINIC TENANT IMPROVEMENTS,
PROJECT NO. 9176

Resolution _____
Ord. _____
Reading _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held August 28, 2007, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Bruce Kranz, Chairman
Placer County Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board authorize the Director of Facility Services to award and execute the construction contract in an amount not-to-exceed \$370,506 upon review and approval of County Counsel and Risk Management, and grants the authority to execute required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.