

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

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 27, 2011**

From:  **JAMES DURFEE / JOEL SWIFT** 

Subject: **AWARD OF JOB ORDER – TAHOE CUSTOMS HOUSE TENANT IMPROVEMENTS,
PROJECT NO. 4861**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board award the Job Order for the Tahoe Customs House Tenant Improvements, Project No. 4861 to River View Construction, Inc. (RVC), and approve a Resolution authorizing the Director of Facility Services, or his designee, to execute a Job Order in the amount of \$605,161.93, and delegating authority to approve any supplemental Job Orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On December 14, 2010, your Board awarded a Job Order Contract (JOC) to RVC in an amount not to exceed \$1,000,000 for a variety of construction tasks at different County locations. The scope included general construction, repair, remodel and other repetitive related work to be performed under the management of the Department of Facility Services. In preparing this contract, the County published a Construction Task Catalog (CTC) containing a series of construction tasks with preset Unit Prices. The CTC was developed by The Gordian Group (TGG) assuming the use of experienced labor and high quality materials. All Unit Prices were based on local labor at prevailing wages, material and equipment prices. RVC bid an Adjustment Factor to account for variables including performing work on general facilities on the East side of Donner Summit, and for performing work during Normal Working Hours. Your Board also authorized the Director of Facility Services to execute Job Orders up to \$250,000 for approved, funded projects and maintenance work.

On April 12, 2011, your Board authorized staff to enter into a Professional Services Agreement with Williams + Paddon, Architects + Planners, Inc. (W+P) to perform architectural and engineering services for the Tahoe Customs House Tenant Improvements Project. The project consists of 6,687 square feet of Tenant Improvements to the first floor of the Tahoe Customs House at 775 North Lake Boulevard, Tahoe City to accommodate the Tahoe staff of the Community Development Resource Agency and the Environmental Health Division of Health and Human Services. The drawings and specifications were completed and given to RVC for pricing. The final construction cost was based on quantities of construction tasks from the CTC. Facility Services staff has reviewed the quantities used as a basis for the price estimate and determined the proposal to be complete and responsive.

In order to proceed with the Tahoe Customs House Tenant Improvement Project, it is requested that your Board award the Job Order to River View Construction, Inc. and authorize the Director of Facility Services to execute a Job Order in the amount of \$605,161.93 pursuant to the County Purchasing Policy Manual.

ENVIRONMENTAL CLEARANCE: This project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1 – that provides for operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses.

FISCAL IMPACT: The estimated total project cost is \$1,300,000, including \$800,000 for construction and \$500,000 for design, project management, fees, force account and contingencies. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: RESOLUTION
JD:JS:RU:DH:SH

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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, OR HIS DESIGNEE,
TO EXECUTE A JOB ORDER WITH RIVER VIEW
CONSTRUCTION, INC., FOR THE TAHOE CUSTOMS HOUSE
TENANT IMPROVEMENTS, PROJECT NO. 4861.

Resol. _____

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

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, 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 delegates authority to the Director of Facility Services, or his designee, to execute a Job Order in the amount of \$605,161.93 and delegating authority to approve any supplemental Job Orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.