



**MEMORANDUM
FACILITIES MANAGEMENT
CAPITAL IMPROVEMENTS DIVISION**
County of Placer

TO: Honorable Board of Supervisors **DATE:** September 28, 2021
FROM: Steve Newsom, Director of Facilities Management
BY: Hope Bostic, Architect
SUBJECT: Capital Improvements Division / Job Order Authorization and Contract
Amendment / Mesa Energy Systems, Inc. / Building 301 Improvements Project -
Agricultural Department / Placer County Government Center

ACTION REQUESTED

1. Authorize the Director of Facilities Management, or designee, to execute a Job Order Authorization (JOA) with Mesa Energy Systems, Inc. for an amount up to \$310,000, which will exceed the \$250,000 individual Job Order limit under the Job Order Contract (JOC) agreement, for the Building 301 Improvements Project – Agricultural Department, Weights & Measures, 11412 E Avenue, Placer County Government Center, North Auburn, CA, Capital Project No. PJ01026, and to authorize needed Change Orders not to exceed \$28,000, consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code as project funding allows.

2. Authorize the Procurement Manager to amend the JOC, Contract No. SCN102955, with Mesa Energy Systems, Inc. to exceed the JOC aggregate limit of \$1,000,000, by \$400,000, to allow construction of the Building 301 Improvements Project, as well as for other pending work anticipated to be completed by Mesa Energy Systems, Inc. during the current contract period.

BACKGROUND

The Agricultural Department, Weights & Measures (Agricultural Department) is currently located in a portion of Building 307 at the Placer County Government Center (PCGC) campus. While an expansion into adjacent space vacated by the County morgue upon its relocation to the Coroner Facility at the Bill Santucci Justice Center was originally planned, Capital Improvements staff identified Building 301 at PCGC as a preferred location.

A relocation into a portion of Building 301 provides additional interior storage, covered vehicular parking, as well as larger and more efficient space for equipment testing. This space would also advance efforts to vacate Building 307 and facilitate building demolition in accordance with the PCGC Master Plan. This relocation into Building 301 is consistent with the Master Plan which identified this building for continued warehouse and shop functions. Staff, working with the Agricultural Department, has developed plans for improvements and necessary upgrades to electrical, lighting, fire alarm, and mechanical systems and is ready to proceed with the construction phase of the project.

Honorable Board of Supervisors

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On July 7, 2020, your Board approved the Director of Facilities Management, or designee, to execute a not-to-exceed contract of \$1,000,000 for Job Order Contracting construction services with Mesa Energy Systems Inc. (Mesa), and for Job Orders up to \$250,000 for approved, funded projects, and maintenance work.

JOC is a performance-based construction contract system that rewards outstanding work performed by the contractor with additional job orders until the contract time runs out or the contract limit is met. There is a balance of \$159,000 on Mesa's current contract amount, and new JOC contractors have not been awarded as a result of a competitive bid process. Mesa has provided Capital Improvements quality construction services with both current and completed projects. Mesa is familiar with the Building 301 Improvements Project by attending two job walks as well as providing value engineering assistance to Capital Improvements during the preparation of construction documents for this project. For Mesa to be considered as a JOC Contractor for this project, an amendment to the terms of their JOC contract is required.

To proceed with the Building 301 Improvements Project, staff is requesting your Board: authorize the Director of Facilities Management, or designee, to execute a Job Order Authorization for an amount up to \$310,000 and approve any needed Change Orders not to exceed \$28,000, and authorize the Procurement Manager to amend the Job Order contract with Mesa to exceed \$1,000,000, by \$400,000, for pending work anticipated to be completed by Mesa during the current contract period.

ENVIRONMENTAL IMPACT

The action requested of your Board today and the Building 301 Improvements Project are categorically exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (a) Existing facilities interior and exterior alterations

FISCAL IMPACT

The estimated cost of the Building 301 Improvements Project – Agricultural Department, Weights & Measures, PJ01026, is \$563,000 which includes construction not to exceed \$338,000, and \$225,000 for design, project management, contingency, and overhead. The project is funded in the FY 2021-22 Capital Fund by funds transferred from the Agricultural Department of \$321,000, and available Capital Fund resources of \$242,000.

ATTACHMENTS

None