



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

**TO:** Honorable Board of Supervisors **DATE:** September 12, 2023  
**FROM:** Steve Newsom, Director of Facilities Management  
**BY:** Genevieve Vargas, Capital Improvements Manager  
**SUBJECT:** Capital Improvements Division / Change Order Approval and Authorization /  
Turner Construction Company / New Health and Human Services Center / Placer  
County Government Center

---

**ACTIONS REQUESTED**

1. Authorize Change Order No. 3 to Construction Contract, SCN103790, with Turner Construction Company for the Health and Human Services Center project, PJ00113, in the amount not to exceed \$486,582 to address utility relocation issues and approve an increase of the Owner-Controlled Contingency in the amount of \$1,000,000 for a total of \$2,336,283 resulting in a new total construction contract amount of \$81,749,697.
2. Determine the requested actions are consistent with the Final Environmental Impact Report for the PCGC Master Plan Update project which covered the Health and Human Services Center project (SCH#2017092020).

**BACKGROUND**

On May 11, 2021, the Board authorized the execution of a construction contract with Turner Construction Company (Turner) for the new Health and Human Services Center building located at the Placer County Government Center (PCGC). The facility broke ground in the Spring of 2022 and has a projected completion in late 2023.

Part of the Pacific Gas & Electric (PG&E) scope of work required multiple electrical vaults in C Avenue, at the PCGC, to be adjusted to align with the new street and landscape elevations. PG&E would normally do this work, however due to their shortage of subcontractors and staff to complete this work they are allowing Turner to construct it. Regardless of who does the work, the costs would still be paid for by the project and the County. PG&E has indicated that both the construction cost and schedule for this work would be greater than Turner's cost to the County. The project was budgeted for PG&E costs but was separate from the Turner construction contract. PG&E has stated that their construction cost would exceed those of Turner's subcontractor cost for this work. Having Turner perform the electrical work is resulting in savings to the project. This shifted scope to Turner makes up the cost of Change Order No. 3, \$486,582.

The requested increase in authority for the Owner-Controlled Contingency of \$1,000,000 will allow approval of anticipated project needs, including underground infrastructure to address unforeseen groundwater and unexpected underground utilities work that coincides with the Tier 1 Infrastructure project. The additional Owner-Controlled Contingency authority will allow necessary flexibility as the project is nearing completion.

Honorable Board of Supervisors

September 12, 2023

Capital Improvements Division / Change Order Approval and Authorization / Turner  
Construction Company / New Health and Human Services Center / Placer County Government  
Center

Page 2

The original cost of the Turner contract was \$79,789,777. Change Order No. 1 was a zero-cost change to the construction contract. Approved by the Board on August 23, 2002, Change Order No. 2 was in the amount of \$473,338 for unforeseen conditions and increased the construction contract amount to \$80,263,115. As requested today, Change Order No. 3, \$486,582, and increase in authority for the Owner-Controlled Contingency would result in an increased construction contract amount of \$81,749,697.

**FISCAL IMPACT**

The total cost of the Turner Construction Company contract, including Change Order No. 3, is \$81,749,697. Funding for the contract, including Change Order No. 3, is available in the FY 2022-23 budget for CC12018 – Facilities Capital Projects, Project No. PJ00113 Health and Human Services Center. There is no additional impact to the General Fund, as Change Order No. 3 and the increased Owner-Controlled Contingency will be funded by the Construction Contingency portion of the project budget. The estimated total project cost of \$90,480,000 remains the same.