

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

TO: BOARD OF SUPERVISORS

DATE: AUGUST 1, 2006

FROM:  JAMES DURFEE / MARY DIETRICH

**SUBJECT: CONSTRUCTION MANAGEMENT SERVICES FOR THE DPW FACILITY
OPERATIONS AND MAINTENANCE FACILITY, BUILDING PHASE**

ACTION REQUESTED/RECOMMENDATION: Approve a Consultant Services Agreement with Harris & Associates, Inc. for construction management services for the Building Phase of the Department of Public Works' (DPW) Operations and Maintenance Facility at Cabin Creek, in Truckee, in an amount not to exceed \$330,000 and authorize the Chairman to execute this Agreement on behalf of your Board.

BACKGROUND: On June 27, 2006, your Board awarded a bid for the construction of the Building Phase of the DPW Operations and Maintenance Facility at Cabin Creek to Maxim Construction, Inc. The building phase of the project includes construction of two pre-engineered metal buildings, installation of specialized equipment in these buildings in support of the vehicle maintenance operations, and parking for DPW staff and heavy equipment.

Construction management services are frequently utilized for complex and/or remote projects. The daily contractor interface, progress inspections and overall project oversight provided under these contracts aid in the resolution of construction conflicts and are essential in maintaining the project schedule. For this particular project, construction management services are recommended to provide technical expertise to help ensure the coordinated erection of the buildings and assure the best quality installation of the specialized equipment systems. The recommended scope of services also includes pre-construction coordination, review of submittals, quality assurance and contract compliance inspections, document management, payment and schedule review, and project closeout.

In an effort to provide continuity of professional construction management services for this project, staff has negotiated an agreement with Harris & Associates, Inc. Harris & Associates, Inc. is currently under contract to perform construction management services for the on-going Site Phase of this project. They were selected from the current Qualified List and have provided high quality services to the County. The award for the construction of the Building Phase of the project to a different contractor additionally emphasizes the need for the continuity of services provided by Harris & Associates, Inc. In order to secure these construction management services, it is necessary for your Board to approve this Agreement. A copy is available for review at the Clerk of the Board's office.

ENVIRONMENTAL CLEARANCE: On December 5, 2002, the Zoning Administrator approved a Mitigated Negative Declaration for the projects planned on the ERL site. No additional environmental documentation is required.

FISCAL IMPACT: The total estimated cost for the Building Phase is \$5,864,940. These construction management services are included in the project budget and funding is available in the Capital Improvement Projects Fund.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD OFFICE: CONSULTANT SERVICES AGREEMENT

JD:MD:RU:RC

cc: COUNTY EXECUTIVE
DEPARTMENT OF PUBLIC WORKS
PROCUREMENT SERVICES

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