

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

To: Honorable Board of Supervisors

Date: October 7, 2014

From: Mary Dietrich, Facility Services Director
By: Rob Unholz, Capital Improvements Program Manager

Subject: District Attorney / Assessor Tenant Improvement in Building B,
Project No. 4872/4864 - Award of Job Order

ACTION REQUESTED:

1. Award the Job Order for the District Attorney/Assessors Tenant Improvements at Building B, Project No. 4872/4864, located in the Bill Santucci Justice Center, to Fregoso Builders, Inc., in the amount of \$442,845.99, in budgeted net county cost.
2. Adopt a Resolution authorizing the Director of Facility Services, or designee, to execute said Job Order 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 June 3, 2014, your Board awarded a Job Order Contract (JOC) to Fregoso Builders, Inc. in an amount not to exceed \$1,000,000. The scope included general construction, repair, remodel and other repetitive related work to be performed under the management of the Department of Facility Services. Your Board also authorized the Director of Facility Services, or designee, to execute Job Orders up to \$250,000 for funded projects. The Job Order for the construction of this project is \$442,845.99.

On December 12, 2013, the Purchasing Manager signed a Professional Services Agreement with Madsen, Flathmann, Dameron & Babcock Architects, Inc. (MFDB) to perform architectural and engineering services for the District Attorney (DA) / Assessors Tenant Improvements at Building B. The project consists of 2,203 square feet of Tenant Improvements required to relocate the Assessor to a vacant, unfinished first floor space and a 1,352 square feet second floor remodel of the existing Assessor space to allow for the expansion of the District Attorney. These improvements are necessary to accommodate current and future workload and staffing requirements. The drawings and specifications were completed and given to Fregoso Builders, Inc. for pricing. The final construction cost was based on quantities of construction tasks from the Construction Task Catalog. 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 DA / Assessors Tenant Improvement at Building B Project No. 4872/4864, it is requested that your Board award the Job Order to Fregoso Builders, Inc. and authorize the Director of Facility Services to execute a Job Order in the amount of \$442,845.99 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 total project cost is \$625,201, in budgeted net county cost. This includes \$442,846 for construction and \$182,355 for design, project management, fees, force account and contingencies. There are sufficient funds appropriated in the Capital Projects Fund account #4872 (\$298,494) and account #4864 (\$275,201) with no additional net county cost.

ATTACHMENT: RESOLUTION

MD:SB:RU:LJ: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 DESIGNEE,
TO EXECUTE A JOB ORDER WITH FREGOSO BUILDERS, INC.,
FOR THE DA /ASSESSORS TENANT IMPROVEMENTS
AT BUILDING B, PROJECT NO. 4872/4864.

Resolution No. _____

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 designee, to execute a Job Order in
the amount of \$442,845.99 and delegating authority to approve any supplemental Job Orders consistent
with the County Purchasing Manual and Section 20142 of the Public Contract Code.