



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
CAPITAL PROJECTS
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: June 27, 2017

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

CONTACT PERSON: John Hess PHONE: 636-5305

SUBJECT: Countywide Space Improvement & Relocation Project

REQUEST(S):

That the Board of Supervisors:

1. Approve an amendment to Agreement No. 27894 with Forcum Mackey, Inc. to increase the agreement amount by \$845,305.65, from \$3,181,732.91 to \$4,027,038.56 for Phase I of the Countywide Space Improvement & Relocation Project.
2. Increase the original contract time by a 109 calendar days for the Sheriff and Fire project and 52 calendar days for the Human Resources project with projected completion dates in June for Human Resources and August for Sheriff and Fire.
3. Authorize the Chairman to sign the Agreement Amendment subject to review and approval as to form by County Counsel.
4. Approve the transfer of funds from the Health & Human Services Agency to Capital Projects in the amount of \$2,750,000 for the scheduled Government Plaza renovation as part of Phase II of the Countywide Space Improvement & Relocation Project.
5. Approve the necessary budget adjustments per the attached AUD 308 (4/5ths vote required).

SUMMARY:

On November 15, 2016, the Board approved Agreement No. 27894 in the amount of \$3,117,000 with Forcum Mackey, Inc. to provide construction services for Phase I of the Countywide Space Improvement and Relocation Project in Visalia, California. The construction project consists of renovations to three existing office buildings: the

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Tulare Akers Professional Center, the new Human Resources & Development (HRD) Building, and the County Counsel Building.

Forcum Mackey, Inc. was awarded all three projects and is currently working on the Sheriff and Fire project at the Tulare Akers Professional Center and the new HRD Building. After completion of the HRD building, the contractor will begin construction on the County Counsel building. The table below shows the current project schedule.

Project Component	Estimated Date
<i>Human Resources & Development</i>	
Interior Completion	May 30, 2017
Furniture Install & Data Connections	June 28, 2017
Relocation	July 3, 2017
Project Completion (including exterior ramp)	July 7, 2017
<i>Sheriff & Fire</i>	
Construction Completion	August 31, 2017
Furniture Install & Data Connections	September 2017
Relocation	September 2017
Project Completion	September 30, 2017
<i>County Counsel</i>	
Construction Completion	December 1, 2017
Furniture Install & Data Connections	December 2017
Relocation	December 2017
Project Completion	December 31, 2017

As shown above, the HRD building is projected to be completed by the end of June, and the Department will be relocated and fully operational by July 7, after which the contractor will begin the County Counsel project. The County Counsel project will be complete in December 2017. The project at the Tulare Akers Professional Center will be complete in August, with relocation occurring in September. As such, the entire Phase I of the project is over 50% complete at this time and will be complete by the end of 2017.

On February 28, 2017, the Board approved Amendment No. 1 which increased the agreement amount by \$64,732.91 and allowed an additional eight (8) calendar days for Sheriff and Fire and an additional fifty-seven (57) calendar days for HRD. To date, in addition to the previously approved Proposed Change Orders (PCO), there are a total of twenty-seven (27) additional PCOs for the Sheriff and Fire project and a total of eighteen (18) additional PCOs for the HRD project.

These PCOs have been generated from a variety of factors: additional improvements requested by the Departments, accessibility improvements, additional exterior work, and other unforeseen construction work as needed. These items were presented to the Ad Hoc Committee on March 28, April 18, and June 20, 2017 for review and consideration. The following is a summary of the PCOs, a detail is included as an

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Attachment:

- Tulare-Akers Professional Center (Sheriff & Fire): \$330,281.20 – 109 Days
- Emergency Operations Center Power, Data, and AV: \$226,356.44
- Human Resources & Development: \$288,668.01 – 52 Days
- Total Current Change Orders: \$845,305.65

It is requested that the Board approve Amendment Number 2 to Agreement No. 27894 with Forcum Mackey, Inc. to increase the agreement amount by \$845,305.65, from \$3,181,732.91 to \$4,027,038.56; increase the contract time by 109 calendar days for the Sheriff and Fire project and fifty-two (52) calendar days for the HRD project; and authorize the Chairman to sign the Agreement Amendment subject to review and approval as to form by County Counsel.

In addition to these changes, this Agenda Item also requests the transfer of \$2,750,000 from the Health & Human Services Agency (HHS) to Capital Projects for the second phase of the project, which includes the renovation of Government Plaza. That phase of the project is currently under design and will be advertised for construction in July. These funds will be transferred to Capital Projects and will be utilized toward HHS's portion of the project.

FISCAL IMPACT/FINANCING:

The project is funded in the Capital Projects Fund (030-086-3200-8127). Many of these costs are necessary to relocate the Departments and would have been more costly to the County if they were undertaken at a future date while the Departments were occupying this space. The project's change order contingency and savings from the furniture purchase will cover these additional costs. To date, the total change orders have constituted approximately 29% of the construction costs. The table below shows the overall contract budget.

Project	Construction Contract	Prior Change Orders	Current Change Orders	TOTAL
HRD	\$ 618,000	\$ 44,147.42	\$ 288,668.01	\$ 950,815.43
Counsel	\$ 879,000	\$ 0	\$ 0	\$ 879,000
Sheriff & Fire	\$ 1,620,000	\$ 20,585.49	\$ 556,637.64	\$ 2,197,223.13
TOTAL	\$ 3,117,000	\$ 64,732.91	\$ 845,305.65	\$ 4,027,038.56

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Organizational Improvement initiative. This project will ensure that several departments have the necessary functional spaces to achieve their mission and serve their customers.

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ADMINISTRATIVE SIGN-OFF:

John Hess
Deputy County Administrative Officer

Cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment(s)
Proposed Change Order Detail
Agreement Amendment No. 2 with Forcum Mackey, Inc.
Budget Adjustment (AUD 308)

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF COUNTYWIDE)

SPACE

IMPROVEMENT & RELOCATION) RESOLUTION NO. _____

PROJECT

) AGREEMENT NO. _____

)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: MICHAEL C. SPATA
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____

Deputy Clerk

* * * * *

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4. Approved the transfer of funds from the Health & Human Services Agency to Capital Projects in the amount of \$2,750,000 for the scheduled Government Plaza renovation as part of Phase II of the Countywide Space Improvement & Relocation Project.
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ATTACHMENT: Proposed Change Order Detail

PCO #	Description	Amount	Contract Time
13.1	Add missing light switches	\$4,436.50	2 day
14.2A	Electrical Changes	\$41,300.52	45 day
14.3B	Electrical Changes	(-\$10,619.78)	0 days
15	Water Heater Stand	\$639.45	0 days
16.1	FRP at Showers	\$0.00	0 days
18	Window Leaks	\$286.65	0 days
19	Remove Old Data Cables	\$16,453.86	6 day
20.1	Low Voltage Cabling	\$3,496.46	0 days
21	Room 246 Relocate Door 248	\$2,906.42	0 days
22.1	Power and Data Room 150	\$2,019.95	0 days
23	Exterior Signs	\$5,900.96	0 day
24.1	Car Charging Stations	\$43,235.62	0 days
25	Power and Data for TV's	\$2,947.16	0 days
26.1	Power Supply Changes	\$2,420.25	0 days
27	3" PVC/EMT Conduit	\$3,893.21	0 days
28.1	Vestibule 156	\$4,982.71	1 days
29.1	Relocate Entry to Hall 252	\$6,393.54	2 days
30.1	Door Revisions	\$83,370.49	41 days
31.1	Carpet Additions	\$81,837.55	10 days
32	Trenching for Power and Data EOC	\$9,124.22	2 days
33	Paint at Exterior Sign	\$472.50	0 days
34.1	Exterior Signs and Lighting Control	\$1,785.00	0 days
35	Exterior Window Caulking for Leaks	\$15,492.75	0 days
36A	EOC Power, Data and AV	\$226,356.44	0 days
37.1	HDMI for TV's	\$5,315.90	0 days
38	Light Switches Hallway 252	\$567.54	0 days
39	Power for Water Heater	\$1,621.77	0 days
	Subtotal Sheriff and Fire	\$556,637.64	109 days
12	Door 254 Swing Change	\$256.20	0 days
17.2	Access Control Aluminum Door Changes	\$3,861.90	0 days
19	Door Hardware Power supply Changes	\$897.75	0 days
20	Room 203 Exterior Stucco Leak Repairs	\$7,601.87	0 days
21	Front Access Ramp	\$191,966.25	52 days
22.1	Finish Changes	\$33,931.49	0 days
23.1	Door Hardware Changes	\$4,288.20	0 days
24	D.F. and W.H. Power	\$508.20	0 days
25	Additional Power and Data	\$3,924.42	0 days
26	Parking Changes	\$8,629.71	0 days
27	Delete additional walk off mat and signage	\$(3,339.90)	0 days
28	Additional Painting	\$3,924.90	0 days
29	Building Identification (Exterior Signage)	\$7,387.82	0 days
30	Hardware Changes and Add Cylinders	\$(1,080.00)	0 days
31	Carpet Changes	\$915.52	0 days
32	Used Door Hardware (new latches)	\$187.95	0 days
33	Service Counter Changes	\$4,281.38	0 days
34	Window Tinting	\$20,524.35	0 days
	Subtotal Human Resources	\$288,668.01	52 days
	Total Change Orders	\$845,305.65	109 days Sheriff/Fire; 52 days HR; Total 161 days

