



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Sheriff's Office



Date: April 12, 2013
Board Meeting Date: May 7, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Sheriff Greg Munks
Subject: Agreement with Frank M. Booth, Inc.

RECOMMENDATION:

A. Adopt a Resolution authorizing the Sheriff or his/her designee to execute:

- 1) A Trade Contract agreement with Frank M. Booth, Inc. to provide design build mechanical systems for the Maple Street Correctional Center at 1300 Maple Street in Redwood City, for the term of May 7, 2013, through May 6, 2016, in an amount not to exceed \$13,810,001 and
- 2) An Owner Assignment and Novation Agreement, necessary to assign the Trade Contract agreement from the County to the Construction Manager.
- 3) Change Orders with the Construction Manager for work associated with this Trade Contract, up to a maximum amount not to exceed 3% of the original Trade Contract amount or any other applicable limitation imposed by prior Board action or statute.

B. Authorize an additional \$1,381,000 to be allocated to the Project Allowance.

BACKGROUND:

After acquiring the 4.85 acres of land in Redwood City, east of Highway 101, on Maple Street at Blomquist Street in December 2010, and approving the scope and size of the jail project at that site in October 2011, this Board approved contracts for jail design, engineering, and construction management services on May 8, 2012. By the end of March 2013, the demolition of existing buildings, as well as site clean-up and remediation, was completed. On April 9, 2013, the Board approved contracts for piles and rough grading.

DISCUSSION:

In December 2012, the Sheriff's Office, using outreach that included local advertising and website posting, issued a Request for Statement of Qualifications (RFSOQ) to prequalify potential bidders as the first step of the County's selection process for firms to

provide mechanical systems for the jail project. Eleven firms responded to the RFSOQ and after review of those responses, three firms were selected for prequalification: Frank M. Booth Inc., Harris Superior CA, Inc., and Southland Industries. On February 28, 2013, Requests for Bids were sent to each of the prequalified firms. All three firms returned timely bids. The bids were reviewed and interviews were conducted; the County's Selection Committee made the recommendation to award the contract to Frank M. Booth, Inc. as the best value bid received for the work.

The scope of work includes, but is not limited to, providing design build services for HVAC and hydronics systems.

The contractor has assured compliance with the County's Contractor Employee Jury Service Ordinance, as well as all other contract provisions that are required by County ordinance and administrative memoranda, including but not limited to insurance, hold harmless, non-discrimination and equal benefits. If the Board approves the award to Frank M. Booth, Inc., the County will enter into the Trade contract with Frank M. Booth, Inc. Upon execution the Trade Contract, an Owner Assignment and Novation Agreement will be executed and the Trade Contract will be assigned to Sundt/Layton, the Construction Manager. Sundt/Layton will oversee the performance of the Trade Contract and thus shall be responsible for full liability and financial risk under the Construction Manager at Risk delivery method. A form of the assignment agreement was approved by the Board as part of the approval of the Agreement for Construction Management Services with Sundt/Layton. The Project Allowance increases with the addition of each trade contract by an amount equal to 10% of that trade contract amount. The Project Allowance will be available to pay for the costs of change orders due to unforeseen conditions and scope adjustments up to the amount limited and permitted by law, and to pay for other project related expenses.

County Counsel has reviewed and approved the Resolution and Agreement as to form. Contractor meets insurance certification requirements.

Approval of this Resolution contributes to the Shared Vision 2025 Outcome of a Collaborative Community, by ensuring a safe and cost effective Replacement Jail Facility.

FISCAL IMPACT:

The amount of the Trade Contract agreement with Frank M. Booth, Inc. is \$13,810,001, with an additional authorization for change orders up to \$414,300 (3%). There is also a project allowance allocation of \$1,381,000 which may be used to pay for the costs of change orders and for other project related costs. There are sufficient funds appropriated in the FY 2012-13 Adopted Budget for jail planning and construction to cover this agreement for the balance of this fiscal year and funds will be appropriated in the FY 2013-14 Recommended Budget to cover these costs through December 2013. The County is planning to issue Lease Revenue Bonds this Fall to fund the Maple Street Correctional Center Project.

Exhibit A – Request for Proposals
Exhibit B – RFP Process Matrix

Exhibit B

REQUEST FOR PROPOSAL PROCESS MATRIX

1.	General description of RFSOQ/RFP	Provide design build services for mechanical systems.
2.	List key evaluation criteria	Proposals were evaluated based on the following: 1. Completeness of response submission 2. Personnel experience and qualifications 3. Depth and quality of respondent's performance 4. Successful track record on similar projects 5. Competitive bid
3.	Where advertised	San Francisco Examiner McGraw/Hill Rose Report Posted on the Sheriff's Office Jail Planning web page
4.	In addition to advertisement, list others to whom the RFSOQ announcement was sent	Sent to those enrolled to receive automatic notifications and announcements on the Sheriff's Jail Planning web page.
5.	Total number of RFSOQ's sent to prospective proposers	None directly
6.	Number of proposals received	Eleven (11)
7.	Who evaluated the proposals	Project Manager Sam Lin Steve Blaylock, Sundt/Layton Ed Deffner, Sundt/Layton Dave Troup, HOK John McKernan, Sares Regis
8.	In alphabetical order, names of RFSOQ proposers (or finalists, if applicable) and location	ACCO Engineered Systems, Inc. Sacramento, CA 95826 Control Air North, Inc Hayward, CA 94544 Desert Mechanical Inc. Sylmar, CA 91342 Frank M. Booth Granite Bay, CA 95746 FW Spencer & Sons Brisbane, CA 94005 Harris Superior CA. Inc. San Francisco, CA 94107 Kinetics Mechanical Service, Inc. Livermore, CA 94550

		<p>Lawson Mechanical Contractors Sacramento, CA 95829</p> <p>Marelch Mechanical Co, Inc. Hayward, CA 94544</p> <p>Southland Industries Union City, CA 94587</p> <p>Western Allied Mechanical, Inc Menlo Park, CA</p>
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