



## Legislation Text

File #: 12-0187, Version: 1

Approve the Notice of Completion for partial renovation of 321 Tuolumne Street in Vallejo by Tricorp Construction, Inc. for a total project cost of \$1,662,591; Authorize the County Administrator to sign the Notice of Completion and the Clerk of the Board to record the executed document; and Receive a final Status Report for the Twin Campus Program in Vallejo and Fairfield

Published Notice Required? Yes \_\_\_\_\_ No  X   
Public Hearing Required? Yes \_\_\_\_\_ No  X

### **DEPARTMENTAL RECOMMENDATION**

The Department of General Services recommends that the Board of Supervisors:

1. Approve the Notice of Completion (NOC) for the partial renovation of the existing building at 321 Tuolumne Street in Vallejo by Tricorp Construction, Inc. for a total project cost of \$1,662,591 (Attachment B); and
2. Authorize the County Administrator to sign the NOC and the Clerk of the Board to record the executed NOC; and
3. Receive a final Status Report for the Twin Campus Program for capital improvements in Vallejo and Fairfield.

### **SUMMARY**

#### *321 Tuolumne Street Notice of Completion*

On November 10, 2009, the Board awarded an agreement to Tricorp Construction Inc. of Sacramento in the amount of \$5,774,000 for the renovation of the existing three-story, 68,000 gross square foot Solano County Services Center building located at 355 Tuolumne Street in Vallejo and approximately 10,000 gross square feet of interior tenant improvements within the Solano County Justice Center on the first and second floors of 321 Tuolumne Street in Vallejo for use by the Probation Department (Project). The NOC for improvements within 355 Tuolumne Street was approved by the Board on May 10, 2011.

An arson-related fire on June 30, 2010 delayed the intended mobilization to construct the Probation Department improvements. Under emergency contracting procedures authorized by the Board in September 2010, Tricorp was contracted to perform design/build services to reconstruct the fire-damaged area under a Change Order to their existing agreement with the County. The NOC for the Vallejo Justice Center fire restoration improvements was approved by the Board on December 6, 2011. Since that date, Tricorp submitted written notice to the County waiving their rights for prompt retention release and requested permission to bill for release of 100% retention for the Project at such time that we are able to collect final waivers for the entire project including the change order work and all other contractual requirements under our existing agreement approved by the Board of Supervisors on November 10, 2009 have been fulfilled. Consequently, the County is still holding retention funds for work associated with the Vallejo Justice Center fire restoration project.

Construction of improvements for the Probation Department at 321 Tuolumne Street are complete, which are the final improvements under the County's agreement with Tricorp. Therefore, General Services is requesting that the Board approve the NOC for the project (Attachment B) so that retention funds held for both the Vallejo

fire restoration project and Probation Department improvements at 321 Tuolumne Street can be released.

#### Final Twin Campus Program Status Report

Over an 8 year period between 2004 and 2012, the County's Twin Campus Program included construction of two new facilities, comprehensive renovation of one existing facility and partial renovation of two existing facilities at two County campuses in Vallejo and Fairfield with a total cost of \$58.7 million (see Attachment C for Actual Cost Summary by Project). Project improvements were constructed using funds restricted for capital improvement projects thereby minimizing any adverse impact on the County's General Fund. Using a variety of project delivery methods tailored to meet individual project needs, the Program has created space to modernize and streamline delivery of County services.

## **FINANCING**

### 321 Tuolumne Street Notice of Completion

On May 10, 2011, the Board approved a reallocated budget of \$58,724,618 for the Twin Campus Program and a modified budget of \$1,637,270 for the 321 Tuolumne Street improvements for the Probation Department (Attachment A, Table 1).

The \$25,321, or 1.5% differential (increase between estimated and actual project costs) is due to unanticipated moves that were required as a result of the fire damage at 321 Tuolumne Street.

### Budgeted vs. Actual Twin Campus Program Costs

The actual costs for the Twin Campus Program as of February 29, 2012 in relation to the updated budget approved by the Board on May 10, 2011 are summarized in Attachment A, Table 2.

The \$21,758, or 0.04% differential (increase between estimated and actual project costs) is due primarily to the unanticipated moves that were required as a result of the fire damage at 321 Tuolumne Street. The increased cost will be covered by additional funding from insurance reimbursements.

Through past actions, the Board approved financing in the amount of \$58.8 million for the Twin Campus Program, using a combination of revenue sources including Accumulated Capital Outlay funds (\$700,024), Public Facilities Fees for Health & Social Services (\$770,000), proceeds from Tobacco Settlement Securitization Nos. 1 and 2 and associated interest earnings (\$57,299,976). These sources of funding are restricted for use on capital improvement projects and cannot be used to fund County programs or services.

## **DISCUSSION**

### 321 Tuolumne Street Notice of Completion

On November 10, 2009, the County awarded an agreement to Tricorp Construction of Sacramento for partial renovation of 321 Tuolumne Street using the design-bid-build project delivery method. Major improvements included comprehensive renovation/space reconfiguration, modernization of life safety systems (fire alarm/sprinklers), installation of improvements to improve accessibility for persons with disabilities, elevator upgrades, and installation of a new security system to meet programmatic space needs of the Probation Department. The contractor achieved Substantial Completion on November 15, 2011 and the facility was occupied by the County on December 5, 2011.

The project was completed with a total of 5 change orders increasing the initial contract of \$957,000 by \$138,185 to the final contract amount of \$1,095,185, an increase of 12.6%. The change orders/contract modifications included unforeseen demolition of existing plumbing lines, replacement of wall framing and fire-

rated enclosures, upgrades to existing door hardware, signage, and restrooms to comply with the state accessibility requirements; modifications due to regulatory/code requirements including elevator electrical systems, changes to electrical systems required to coordinate with final furniture layout for Probation; and cost differential for performing off-hours work required to accommodate operations of adjacent State of California Superior Court functions. The contract time was not extended as a result of the approved Change Orders.

The County is still working to resolve an airflow issue within the existing building at 355 Tuolumne Street. Staff has obtained a written commitment from Tricorp in the form of a post completion agreement agreeing to perform additional work as required, and to address base contract warranty work until the airflow issue within 355 Tuolumne Street is resolved.

### *Final Twin Campus Program Status Report*

On October 26, 2004, the Board of Supervisors approved the Master Plan for the South County Campus in Vallejo, which centered on the construction of a new building that was to be primarily occupied by Health and Social Services, initiating what would become known as the Twin Campus Program with improvements in five County facilities in two cities totaling \$58.7 million. The project improvements were constructed using funds restricted for use on capital improvement projects and cannot be used to fund County programs or services, thereby minimizing any adverse impact on the County's General Fund.

Over an 8 year period, the Twin Campus Program improvements included construction of two new facilities, comprehensive renovation of one existing facility and partial renovation of two existing facilities. Using a variety of project delivery methods tailored to meet individual project needs, the Program has created space to modernize and streamline delivery of County services. The County's first Leadership in Energy and Environmental Design (LEED™) Silver certified building was construction under the Program, tangibly demonstrating the County's commitment to the updated General Plan approved by the Board of Supervisors in November 2008. The Twin Campus Program provided an infusion of local jobs and all projects were completed without any lost time accidents during construction (Attachment A, Table 3).

## **ALTERNATIVES**

1) The Board could choose not to execute and record the NOC. This action is not recommended since Tricorp has successfully fulfilled the basic terms and conditions of their contract. Failure to adopt the NOC will prevent release of payment and retention funds to the General Contractor that are currently being held by the County, and could result in adverse claims against the County.

2) The Board could elect not to receive a final Status Report on the Twin Campus Program. This action is not recommended since the Board would lose an opportunity to receive information regarding the comprehensive improvements associated with the Twin Campus Program.

## **OTHER AGENCY INVOLVEMENT**

County Departments involved in the overall Twin Campus Program, including the partial renovation of 321 Tuolumne Street for use by the Probation Department, are the County Administrator's Office, Department of General Services, County Counsel, Resource Management, Health & Social Services, District Attorney, Public/Conflict Defender and Probation Department. The Napa-Solano Building Trades Council acted in partnership with the County under the Project Labor Agreement. Agencies of the Cities of Vallejo and Fairfield reviewed design and construction improvements for consistency with local community standards and issued building permits for improvements under their respective jurisdictions. For the Vallejo fire restoration project, the State Administrative Office of the Courts formally represented the State's interests on behalf of the local

Superior Court.

The consultant firms of Swinerton Management & Consulting of San Francisco provided project/construction management services, and Johnson Fain of Los Angeles provided architectural/engineering services. Bureau Veritas of Concord performed plan check and on-site inspection services for code conformance on behalf of the County's Building and Safety Division, except for the Vallejo fire restoration project and Probation Department improvements at 321 Tuolumne Street where the Building & Safety Division performed plan check and inspection services. Michael Brandman Associates of San Ramon prepared the Environmental Document, which entitled the Twin Campus Program improvements under the California Environmental Quality Act. Keller Group of Sacramento acted as the furnishings, fixtures and equipment vendor and Benchmark Relocation Services of El Dorado Hills served as relocation manager for portions of the Twin Campus Program.

**CAO RECOMMENDATION**

**APPROVE DEPARTMENTAL RECOMMENDATION**