



Solano County

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Legislation Text

File #: 18-822, **Version:** 1

Approve the Notice of Completion for the Solano County Health & Social Services Building Improvements at 2101 Courage Drive in Fairfield by R.L. Ziegenbein Construction Inc. of Alamo; and Authorize the Clerk of the Board to record the executed Notice of Completion

Published Notice Required? Yes ☐ No ☒
Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

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

1. Approve the Notice of Completion (Attachment A) for the Solano County Health & Social Services Building Improvements at 2101 Courage Drive in Fairfield by R.L. Ziegenbein Construction Inc. of Alamo; and
2. Authorize the Clerk of the Board to record the executed Notice of Completion.

SUMMARY/DISCUSSION:

On August 8, 2017, the Board awarded a construction contract to R.L. Ziegenbein Construction, Inc. for the Solano County Health & Social Services Building Improvements at 2101 Courage Drive (Project). During the course of the construction, the quality of work satisfied the requirements of the construction documents and has been deemed code compliant. The Project consisted of code improvements to public restrooms to bring the restrooms up to current code requirements.

The General Services Department is requesting that the Board approve the Notice of Completion for the Project and authorize the Clerk of the Board to record the document and allow release of retention funds held by the County.

FINANCIAL IMPACT:

The Board originally approved \$626,000 from the Accumulated Capital Outlay Fund (in Budget Unit 1670) to support two phases of work at the 2101 Courage Drive location, to be performed under separate construction contracts. The first phase of exterior work completed in December, 2016, provided exterior parking and site improvements at a cost of \$174,388, with the remaining balance of \$451,612 for the second phase of work. In Fiscal Year 2017-18, additional adjustments at mid-year and year-end were added at a net increase of \$29,089 from the Accumulated Capital Outlay Contingency Fund for potential unforeseen building conditions bringing the second phase budget total to \$480,701.

The Board subsequently approved an agreement for \$336,619 with R.L. Ziegenbein Construction, Inc. of Alamo for interior improvements. During construction, two deductive Change Orders totaling \$77,996 were issued to reduce the scope of work for an amended contract for a total of \$258,623. Project expenses including construction, engineering and design fees, permits and project management totaled \$416,388. The projected remaining Phase 2 balance of \$64,313 will be used to complete remaining related improvements resulting from scope reductions. The project budget and expenses are summarized in Attachment B.

The costs associated with preparing the agenda item are nominal and absorbed by the department's FY2018/19 Adopted Budget.

ALTERNATIVES:

The Board could choose not to execute and record the Notice of Completion. This action is not recommended since R.L. Ziegenbein Construction, Inc. has fulfilled the terms of the contract. Failure to adopt the Notice of Completion could result in adverse claims.

OTHER AGENCY INVOLVEMENT:

Solano County Department of Resource Management reviewed and approved the project plans and performed required inspections. Weekly coordination with Health & Social Service Department Divisions (Dental, Mental Health, Substance Abuse and WIC - Women, Infants and Children) took place in order to mitigate interim operational impacts. County Counsel has reviewed the Notice of Completion and approved it as to form.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION