



## Legislation Text

**File #:** 19-197, **Version:** 1

Approve an agreement for \$2,000,771 with Anthem Builders, Inc. of Roseville, CA for the Animal Care Shelter Tenant Improvement, Security Systems and Equipment Upgrades Project at 2510 Clay Bank Road in Fairfield; and Authorize the County Administrator or designee to execute the agreement and any amendments within the approved project budget

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 an agreement for \$2,000,771 with Anthem Builders, Inc. of Roseville, CA for the Animal Care Shelter Tenant Improvement, Security Systems and Equipment Upgrades Project at 2510 Clay Bank Road in Fairfield; and
2. Authorize the County Administrator or designee to execute the agreement and any amendments within the approved budget.

### **SUMMARY:**

The Department of General Services is recommending the Board to approve an agreement (Attachment A) for \$2,000,771 with Anthem Builders, Inc. as the lowest responsible bidder for the Animal Care Shelter Tenant Improvement, Security Systems and Equipment Upgrades Project (Project) located at 2510 Clay Bank Road, in Fairfield.

### **FINANCIAL IMPACT:**

The total approved budget for the Animal Care Shelter Tenant Improvement, Security Systems and Equipment Upgrades (Project) is \$2,989,588, which includes the recommended construction contract for \$2,000,771; other construction-related costs of \$90,561; project management costs of \$191,559; engineering and design fees of \$316,097; permits/inspections of \$21,455; miscellaneous expenses of \$4,000; furniture, fixtures, and equipment/moving expenses of \$175,164 (including procurement and installation of security cameras under a separate contract); and project contingency of \$189,981 (Attachment B). The Animal Care project is financed by the Accumulative Capital Outlay Fund, 2013 Certificates of Participation, Animal Care Services Operating Budget, Public Facilities Fees - Public Protection Function, and Capital Renewal Reserve Fund.

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

### **DISCUSSION:**

The Project consists of partial remodeling of the existing (original) animal shelter building to provide upgraded administrative areas, new floor finishes and doors in the Cattery wing, new heating, ventilation, and air

conditioning throughout the facility including kennel areas, and electrical equipment upgrades. Exterior improvements include repainting of the building and associated barn, site drainage, accessibility features, removal of the temporary modular office building and expansion of paved parking. The Animal Shelter program will continue operations throughout construction.

In December 2012, the Board approved the Memorandum of Understanding (MOU) between Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville and Vallejo (Cities) and the County for animal care and sheltering services for a 15-year period from December 30, 2012 through December 30, 2027. Under this MOU, the County continues to furnish and maintain the shelter, staffing, and services. The terms and conditions of the MOU include the remodel of the original animal shelter building.

The Project was originally advertised in May 2018. Bids received exceeded the estimated construction cost and corresponding construction budget. Bids were therefore rejected, with the project re-bid again this past Fall 2018, when market conditions proved more competitive.

The Project was advertised as required by Public Contract Code. A total of 352 contractors were notified (48 local); of those, 11 contractors (1 local) showed for the mandatory pre-bid site walk. A total of five bids were received (Attachment C) with Anthem Builders, Inc. as the lowest responsible bidder. The Department of General Services is recommending the Board approve a contract for \$2,000,771 with Anthem Builders, Inc. of Roseville to construct the Project.

#### **ALTERNATIVES:**

The Board could reject, postpone, or re-bid the project. These actions are not recommended since the improvement Project is included in the MOU with the Cities, administrative staff continues to be housed in temporary facilities, the building systems are deteriorating and in need of replacement, and construction costs are expected to continue to escalate with time. The bid process was conducted in conformance with the Public Contract Code.

#### **OTHER AGENCY INVOLVEMENT:**

The Department of General Services' Facilities Operation Division was consulted during preparation of the plans and technical specifications for the project and the project schedule was coordinated with Sheriff's Office Animal Care Services administrative staff. The Department of Resource Management Building Division reviewed and approved the Project plans. County Counsel reviewed and approved the contract as to form.

#### **CAO RECOMMENDATION:**

**APPROVE DEPARTMENTAL RECOMMENDATION**