County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

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Third District

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Fourth District

MICHAEL D. ANTONOVICH
Fifth District

May 29, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT
FIRE STATION 71 MODERNIZATION/EXPANSION PROJECT
CITY OF MALIBU
APPROVE REVISED PROJECT BUDGET AND SCHEDULE
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 6860; CAPITAL PROJECT NO. 70779
(THIRD DISTRICT) (3 VOTES)

SUBJECT

This action will approve the revised Project budget and schedule; award and authorize the Director of Public Works, or her designee, to execute a design-build contract with Erickson-Hall Construction Company for completion of the Fire Station 71 Modernization/Expansion Project; and approve the appropriation adjustment.

JOINT RECOMMENDATION WITH THE FIRE CHIEF THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:

1. Approve the $8,421,000 revised Project budget for the Fire Station 71 Modernization/Expansion Project, Capital Project No. 70779.

2. Approve the appropriation adjustment to transfer $225,000 from Septic System Refurbishment's Capital Project No. 88907 to Capital Project No. 70779 to fully fund the Project.

3. Find that Erickson-Hall Construction Company is the responsive and responsible bidder whose proposal is the most advantageous to the County for design and construction of the Fire Station 71 Modernization/Expansion Project using the design-build project delivery method, based on the best-value criteria stated in the Request for Proposals, including qualifications, technical design, construction expertise, proposed delivery plan, price, skilled labor force availability, acceptable safety record, and lifecycle cost.

4. Award and authorize the Director of Public Works, or her designee, to execute a design-build contract with Erickson-Hall Construction Company for a contract sum of $5,047,000, and a maximum contract sum of $5,147,000 (inclusive of a design completion allowance of $100,000), subject to receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contract insurance filed by the design-build entity.

5. Authorize the Director of Public Works, or her designee, to exercise control of the design completion allowance, including the authority to reallocate the allowance into the contract sum, as appropriate, to resolve cost issues with Erickson-Hall Construction Company, that are identified during the design phase of the Project, such as changes resulting from unforeseen conditions, including construction related impacts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will approve the revised Project budget and schedule, and award and authorize the Department of Public Works (Public Works) to execute a design-build contract with Erickson-Hall Construction Company (Erickson-Hall), to complete the Fire Station 71 Modernization/Expansion Project (Project) located at 28722 West Pacific Coast Highway in the City of Malibu.

Project Background

On January 31, 2006, your Board authorized the Fire Chief to proceed with design services for a minor renovation of Fire Station 71. After reassessing the condition of the building and its failing infrastructure, it became apparent that the 72-year-old station, built in 1939, had exceeded its useful life. The Fire District determined it was more cost effective to demolish the existing Fire Station 71 and replace it with a new larger structure, instead of carrying out extensive renovations. The larger station will have a footprint of approximately 5,800 square feet, and will include a new kitchen, dining room, day room, office space, two full bathrooms (one being fully compliant with the Americans with Disabilities Act), six individual dormitories, and an apparatus bay that

will accommodate two fire engines and a paramedic squad. The larger building footprint will require the relocation of one of the existing seepage pits.

On September 6, 2011, your Board adopted the Mitigated Negative Declaration (MND) prepared for the Project, approved the revised Project scope, budget and schedule, and concurred with Public Works' recommendation to deliver the Project using design-build.

Recommended Design-Build Contract

Based on the County of Los Angeles' (County) design-build policy, approved by your Board on June 17, 2008, Erickson-Hall was found to have submitted the best value and most advantageous proposal to complete the Project. The proposed design-build contract includes the following: completion of design documents; obtaining jurisdictional approvals (including approvals from the Regional Water Quality Control Board for septic system modifications and the City of Malibu for a Coastal Development Permit); construction of the new fire station, including septic system modifications; design, permitting, and construction of a temporary fire station at the Zuma Beach Lifeguard Headquarters for the relocation of staff during construction.

The proposed design-build contract with Erickson-Hall is for $5,147,000, which includes a base contract amount of $5,047,000 and a $100,000 design completion allowance.

Design Completion Allowance

The $100,000 design completion allowance is intended to facilitate the resolution of issues identified only during the design phase of the Project, including issues concerning the County's scoping documents or changes required by jurisdictional agencies, or due to unforeseen conditions discovered during design, including any increased design or construction costs associated therewith. The inclusion of the design completion allowance will facilitate the design decision process and minimize potential delays that could occur with design phase issues.

The use of the design completion allowance will be controlled by Public Works, with concurrence from the Chief Executive Office (CEO), before reallocating funds from the design completion allowance into the contract sum. The design completion allowance will not be used to fund resolution of issues, conditions, or changes encountered during the construction phase.

Green Building/Sustainable Design Program

The Project supports your Board's Green Building/Sustainable Design Program by implementing energy-efficient light fixtures, mechanical equipment, and appliances.

This will lead to a reduction in operating costs due to decreased energy consumption. The Project will also implement water-efficient fixtures in the restrooms, and the exterior landscaping will include the use of a drought-tolerant plant species and a controller with an evapo-transpiration sensor that will monitor the weather and adjust irrigation accordingly. This will lead to a reduction in the consumption of potable water. Lastly, the Project will implement low-impact development features, such as permeable pavers/pavement and bio-swales to reduce the quantity of and improve the quality of storm water runoff.

Operational Budget Impact

There will be no impact to the current operating budget.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Fiscal Sustainability (Goal 2) by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Lastly, it directs us to provide Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services. This Project will help achieve these goals as it is an investment in public infrastructure that will benefit the City of Malibu, and surrounding communities, by improving the Fire District's ability to respond to local emergencies.

FISCAL IMPACT/FINANCING

On September 6, 2011, your Board approved a revised Project budget of $8,196,000 for the Project. The revised total Project budget is now $8,421,000, which includes the preparation of scoping documents, plan check fees, design and construction, design completion allowance, change orders, consultant services, miscellaneous expenditures, Civic Art allocation, and County services.

Following your Board's approval of the recommended appropriation adjustment (Attachment B) to transfer $225,000 from the Septic System Refurbishment's Capital Project No. 88907, sufficient funding will be available in the Fiscal Year 2011-12 Accumulated Capital Outlay Fund, Capital Project No. 70779 funding source. There is no impact on net County cost.

The revised Project Schedule and Budget Summary are included in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The contract with Erickson-Hall will contain terms and conditions supporting your Board's ordinances and policies, including but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrender Baby Law).

As required by your Board, language will be incorporated into the Project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

As required by your Board, the Project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund, per your Board's Civic Art Policy adopted on December 7, 2004, and subsequently amended on November 18, 2008.

ENVIRONMENTAL DOCUMENTATION

On September 6, 2011, your Board adopted a MND prepared for the Project, finding the Project will not have a significant effect on the environment. On September 8, 2011, Public Works filed a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

CONTRACTING PROCESS

A standard design-build contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

On July 28, 2011, Public Works issued a Request for Proposals (RFP) for design-build services for the Project. This contract opportunity was listed in the County's Doing Business with Us website.

The first phase of the RFP process was the submittal of a prequalification questionnaire (Part A) by all interested design-build firms. On August 29, 2011, 12 prequalification questionnaires were received for evaluation. The prequalification questionnaires were reviewed by an evaluation committee made up of members from the CEO, Fire District, and Public Works. The evaluation was made based on responses to questions concerning the business type and ownership of each design-build entity, evidence of the design-builder's experience and capacity to perform projects of similar size and complexity, licenses, registration, credentials, violations of State and Federal labor codes and safety regulations, debarment, default, bankruptcy, lawsuits on Public Works' projects in the preceding five years, and other relevant criteria. Based on the review and evaluation of the prequalification questionnaires, all 12 firms were determined to be prequalified. In accordance with the short-listing requirements in the RFP, the top three firms were shortlisted and invited to submit Technical and Cost Proposals (Part B) for the Project.

On December 1, 2011, the top three design-build firms submitted Technical and Cost Proposals for evaluation. The Technical and Cost Proposals were evaluated by the evaluation committee based on technical design and construction expertise, proposed delivery plans, price, life cycle costs, skilled labor force availability, acceptable safety record, and design-build team personnel and organization. Final ranking of the proposers is listed in Attachment C. Erickson-Hall, in its design-build proposal, was found to have submitted the best value and most advantageous proposal to perform these services under the design-build delivery method, in accordance with the evaluation criteria stated in the RFP. These evaluations were completed without regard to race, creed, color, or gender.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

Erickson-Hall's Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; Arts Commission; Fire District; and Public Works, Project Management Division II.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

DARYL L. OSBY
Fire Chief

WTF:DLO:RLR
DJT:SW:CY:cvb

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller
Public Works

u:/board letters 2012\[word]\Capital Projects\Fire Station 71 Award Design-Build Contract 5-29-12 agenda.

ATTACHMENT A
May 29, 2012

DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT
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CITY OF MALIBU
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Needs Assessment	11/30/04*	11/30/04*
Project Feasibility	03/31/05*	03/31/05*
Project Program	06/15/05*	06/15/05*
Design		
Scoping Documents	10/27/10*	10/27/10*
Design Build Procurement		
Recommend Design-Build Entity	11/16/11	12/22/11*
Award Contract	01/05/12	06/06/12
Design and Construction		
Design Completion	07/30/12	11/01/12
Substantial Completion	01/23/14	03/31/14
Project Acceptance	04/07/14	06/04/14

*Indicates completed activities.

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of This Action	Revised Project Budget
Land Acquisition	$ 0	$ 0	$ 0
Construction			
Design-Build Contract (including Design Completion Allowance of $100,000)	$ 5,063,000	$ 84,000	$ 5,147,000
Septic System Improvements	$ 167,000	$ 0	$ 167,000
Change Order	$ 256,000	$ 148,000	$ 404,000
Equipment	$ 75,000	($ 25,000)	$ 50,000
Utility Connection Fees	$ 75,000	$ 0	$ 75,000
Job Order Contract	$ 15,000	$ 0	$ 15,000
Civic Arts	$ 57,000	$ 0	$ 57,000
Subtotal	$ 5,708,000	$ 207,000	$ 5,915,000
Programming/Development	$ 0	$ 0	$ 0
Plans and Specifications			
Architect/Engineering Services	$ 430,000	$ 0	$ 430,000
Subtotal	$ 430,000	$ 0	$ 430,000
Consultant Services			
Deputy Inspection	$ 20,000	$ 25,000	$ 45,000
Hazardous Materials	$ 30,000	($ 10,000)	$ 20,000
Geotech/Soils Test	$ 25,000	($ 25,000)	$ 0
Material Testing	$ 40,000	$ 0	$ 40,000
Cost Estimating	$ 0	$ 10,000	$ 10,000
Project Scheduling	$ 15,000	$ 0	$ 15,000
Environmental	$ 117,000	($ 22,000)	$ 95,000
Labor Compliance	$ 30,000	$ 5,000	$ 35,000
Archeologist	$ 15,000	$ 17,000	$ 32,000
Subtotal	$ 292,000	$ 0	$ 292,000

II. PROJECT BUDGET SUMMARY *(continued)*

Budget Category	Project Budget	Impact of This Action	Revised Project Budget
Miscellaneous Expenditures			
Furniture, Fixtures, and Equipment	$ 90,000	$ 0	$ 90,000
Printing	$ 3,000	($ 3,000)	$ 0
Los Angeles County Affirmative Action Compliance	$ 17,000	$ 8,000	$ 25,000
Subtotal	$ 110,000	$ 5,000	$ 115,000
Jurisdictional Review/Plan Check/Permit	$ 139,000	$ 0	$ 139,000
County Services			
Code Compliance and Quality Control Inspections	$ 230,000	$ 0	$ 230,000
Design Review	$ 50,000	$ 0	$ 50,000
Contract Administration	$ 85,000	$ 0	$ 85,000
Project Management	$ 890,000	$ 15,000	$ 905,000
Secretarial	$ 37,000	$ 3,000	$ 40,000
Document Control	$ 161,000	($ 9,000)	$ 152,000
Project Technical Support	$ 45,000	$ 5,000	$ 50,000
Consultant Contract Recovery	$ 18,000	($ 1,000)	$ 17,000
Mapping and Property Management	$ 1,000	$ 0	$ 1,000
Subtotal	$ 1,517,000	$ 13,000	$ 1,530,000
Total	**$ 8,196,000**	**$ 225,000**	**$ 8,421,000**

ATTACHMENT C
May 29, 2012

DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT
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The Project consists of the demolition of the existing fire station and the construction of a new 5,800-square-foot fire station within the existing site. The Project also includes the construction of a temporary fire station at the Zuma Beach Lifeguard Headquarters for the relocation of Fire Department staff from Fire Station 71 during construction.

Request for Proposal Date: July 28, 2011

Proposer Ranking from Most Advantageous to Least:

	Informed Average	Proposed Cost
1. Erickson-Hall Construction Co.	661	$6,048,000
2. Bernards	630	$5,413,272
3. RC Construction Services	495	$5,287,930

The proposed cost of Erickson-Hall Construction Co., is reduced to $5,047,000 after negotiation including scope value engineering and deletion of the Malibu interpretive structure. The design-build agreement for the construction of the new Fire Station 71 will be issued to Erickson-Hall Construction Co., for a total of $5,147,000 (including a $100,000 design completion allowance).

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BA FORM 09-09

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 390-18

DEPARTMENT OF FIRE

May 1, 2012

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2011-12
3 - VOTE

SOURCES	USES
Fire Department	Fire Department
Septic System Refurbishments	Fire-FS 71 Modernization/Expansion
J13-CP-6014-65033-88907	J13-CP-6014-65033-70779
Capital Assets - B&I - $225,000	Capital Assets - B&I - $225,000
DECREASE APPROPRIATION	INCREASE APPROPRIATION

SOURCES TOTAL: $ 225,000 USES TOTAL: $ 225,000

JUSTIFICATION: TRANSFER APPROPRIATION BETWEEN CAPITAL PROJECTS TO FUND THE FIRE STATION 71 MODERNIZATION/EXPANSION PROJECT.

AUTHORIZED SIGNATURE: LES SEIDMAN, ASSISTANT CHIEF FINANCIAL MANAGEMENT DIVISION

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR—

- [ ] ACTION
- [x] RECOMMENDATION

AUDITOR-CONTROLLER BY Karen Shikuma

B.A. NO. 149 April 12 2012

- [ ] APPROVED AS REQUESTED
- [ ] APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER BY

APRIL 17 2012

SEND 6 COPIES TO THE AUDITOR-CONTROLLER