



WILLIAM T FUJIOKA  
Chief Executive Officer

## 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>

*"To Enrich Lives Through Effective And Caring Service™"*

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

June 17, 2014

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

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

40 June 17, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT  
NEW FIRE STATION 143  
UNINCORPORATED AREA OF CASTAIC  
AWARD DESIGN-BUILD CONTRACT  
SPECS. 6908; CAPITAL PROJECT NO. 70932  
(FIFTH DISTRICT)  
(3 VOTES)**

**SUBJECT**

This is a joint recommendation with the Fire Chief, to execute a design-build contract with Novus Construction for completion of the New Fire Station 143 Project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Approve the \$10,474,000 revised total Project budget for the New Fire Station 143 Project, Capital Project No. 70932.
2. Find that Novus Construction is the responsive and responsible bidder that submitted the most advantageous and best value proposal to the County for design and construction of the New Fire Station 143 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.
3. Award and authorize the Director of Public Works, or her designee, to execute a design-build contract with Novus Construction for a contract sum of \$6,208,000, and a maximum contract sum of

\$6,408,000 (inclusive of a design completion allowance of \$200,000), 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.

4. 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 Novus Construction, that are identified during the design phase of the Project, such as changes resulting from unforeseen conditions, including construction related impacts.

5. Delegate authority to the Fire Chief, or his designee, to execute any easements required to complete the Project.

6. Delegate authority to the Director of Public Works, or her designee, to manage and deliver the New Fire Station 143 Project; to issue change orders pertaining to the construction contract for the Project, within the same authority and limits delegated under the County Code to the Director of Public Works, or her designee, for purposes of County projects; to accept the Project; and to release retention.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will award and authorize the Department of Public Works (Public Works) to execute a design-build contract with Novus Construction (Novus), to complete design and construction of the New Fire Station 143 Project (Project). The Project site is located at 28605 Hasley Canyon Road, in an unincorporated area of Castaic.

#### **Project Background and Description**

On May 13, 2008, the Board established the Project and approved a \$10,749,000 total Project budget. The Board also authorized Public Works to execute an architectural/engineering (A/E) services agreement with Osborne Architects to prepare construction documents for the Project. Construction documents and jurisdictional approvals were completed in December 2009. In April 2010, the Project was placed on hold by the Los Angeles County Fire Protection District (Fire District) due to budgetary constraints.

In December 2012, after securing funding for the Project, the Fire District requested that Public Works move forward with the implementation of the Project. Due to a change in the California Building Code in 2010, the construction documents previously prepared by Osborne Architects had become obsolete and would need to be updated.

In January 2013, Public Works proceeded to prepare scoping documents for the Project using an as-needed A/E agreement with CWA AIA, Inc. Scoping documents were completed in September 2013. Based on the County of Los Angeles' (County) design-build policy, approved by the Board on June 17, 2008, Novus 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 construction documents, obtaining jurisdictional approvals, and construction of the new fire station. The proposed design-build contract with Novus is for \$6,408,000, which includes a base contract amount of \$6,208,000, and a \$200,000 design completion allowance.

The proposed Project will have an area of 9,700 square feet, and include a two-bay apparatus room,

main office, day room, kitchen, exercise room, dormitory quarters for seven personnel, and Americans with Disabilities Act accessible restrooms. As mandated by the Board, the proposed Project will also incorporate all the necessary sustainable design features that will allow the County to apply for a U.S. Green Building Council Leadership in Energy and Environmental Design Silver Certification upon successful implementation and completion.

#### Design Completion Allowance

The \$200,000 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) 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 the Board's Green Building/Sustainable Design Program by requiring a U.S. Green Building Council Leadership in Energy and Environmental Design Silver Certification for the new fire station. The Project will incorporate energy efficient light fixtures with timer controls and an energy management control system to operate the building's heating, ventilation, and cooling system. This will lead to a reduction in operating costs due to decreased energy consumption. The Project will implement water-efficient fixtures in the restrooms and exterior site landscaping areas will be constructed using drought tolerant plant species. This will lead to a reduction in the consumption of potable water.

#### Operational Budget Impact

The Fire Department will continue to work with the CEO to identify the impact to the 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 service. This Project helps to achieve this goal as it is an investment in public infrastructure that will benefit the Santa Clarita Valley community by improving the Fire District's ability to respond to local emergencies.

#### **FISCAL IMPACT/FINANCING**

On May 13, 2008, the Board approved a total Project budget of \$10,749,000. The total Project budget 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. The revised total Project budget is now \$10,474,000, which resulted from savings in the design-build contract negotiated by Public Works and favorable market

conditions.

Sufficient funding is available in the Capital Project No. 70932 to complete construction of the proposed Project. The Project is funded with Commercial Paper Proceeds and developer fees. Redemption of the Commercial Paper will ultimately be financed through the issuance of long-term bonds. There is no impact to net County cost.

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

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Public Works prepared scoping documents for the Project through an as-needed A/E agreement with CWA AIA, Inc. This as-needed A/E agreement and the design-build contract with Novus contain terms and conditions supporting the 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 the 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 the Board, the Project budget includes 1 percent of design and construction costs to be allocated to the Civic Arts Fund per the Board's Civic Art Policy adopted on December 7, 2004, and subsequently amended on December 15, 2009.

### **ENVIRONMENTAL DOCUMENTATION**

On April 20, 2010, the Board, as lead agency for the project under the California Environmental Quality Act, adopted the Mitigated Negative Declaration for this Project, finding the Project will not have a significant effect on the environment. On March 10, 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 June 20, 2013, 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 July 18, 2013, eight 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, seven 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 4, 2013, 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 B. Novus 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.

Novus 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, Facilities and Asset Management Division; Arts Commission; Fire District; and Department of Public Works, Project Management Division II.

The Honorable Board of Supervisors

6/17/2014

Page 6

Respectfully submitted,

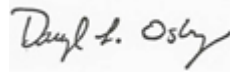


WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLO:SHK:DJ  
T:SW:CY:zu

Enclosures

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



DARYL L. OSBY  
FIRE CHIEF, FORESTER & FIRE WARDEN

June 17, 2014

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT  
NEW FIRE STATION 143  
UNINCORPORATED AREA OF CASTAIC  
AWARD DESIGN-BUILD CONTRACT  
SPECS. 6908; CAPITAL PROJECT NO. 70932  
(FIFTH DISTRICT)  
(3 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Design Part B Scoping Documents	09/30/13*
Design Build Procurement Recommend Design-Build Entity Award Contract	03/11/14* 03/25/14* 07/10/14
Design and Construction Design Completion Substantial Completion	03/19/15 06/16/16
Project Acceptance	09/12/16

\*Indicates completed activity.

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this action	Revised Project Budget
Land Acquisition	\$ 338,000	\$ 0	\$ 338,000
Construction			
Design-Build Contract (including Design Completion Allowance of \$200,000)	\$ 7,000,000	(\$ 592,000)	\$ 6,408,000
Change Order	\$ 350,000	\$ 148,000	\$ 498,000
Equipment	\$ 50,000	\$ 25,000	\$ 75,000
Utility Connection Fees	\$ 125,000	\$ 0	\$ 125,000
Civic Arts	\$ 75,000	(\$ 5,000)	\$ 70,000
Subtotal	\$ 7,600,000	(\$ 424,000)	\$ 7,176,000
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications			
Architect/Engineering Services	\$ 495,000	\$ 0	\$ 495,000
Subtotal	\$ 495,000	\$ 0	\$ 495,000
Consultant Services			
Deputy Inspection	\$ 50,000	\$ 30,000	\$ 80,000
Construction Management Support	\$ 60,000	\$ 0	\$ 60,000
Geotech/Soils Test	\$ 100,000	\$ 0	\$ 100,000
Cost Estimating	\$ 10,000	\$ 10,000	\$ 20,000
Project Scheduling	\$ 15,000	\$ 5,000	\$ 20,000
Environmental	\$ 30,000	\$ 0	\$ 30,000
Subtotal	\$ 265,000	\$ 45,000	\$ 310,000



**II. PROJECT BUDGET SUMMARY (continued)**

<b>Budget Category</b>			<b>Project Budget</b>
Miscellaneous Expenditures			
Furniture, Fixtures, and Equipment	\$ 70,000	\$ 30,000	\$ 100,000
Printing	<u>\$ 18,000</u>	<u>\$ 0</u>	<u>\$ 18,000</u>
Subtotal	\$ 88,000	\$ 30,000	\$ 118,000
Jurisdictional Review/Plan Check/Permit	\$ 108,000	\$ 5,000	\$ 113,000
County Services			
Code Compliance and Quality			
Control Inspections	\$ 225,000	\$ 0	\$ 225,000
Design Review	\$ 83,000	\$ 6,000	\$ 89,000
Design Services	\$ 16,000	\$ 0	\$ 16,000
Contract Administration	\$ 143,000	\$ 4,000	\$ 147,000
Project Management	\$ 1,101,000	\$ 0	\$ 1,101,000
Secretarial	\$ 20,000	\$ 2,000	\$ 22,000
Document Control	\$ 93,000	\$ 0	\$ 93,000
Internal Services Department	\$ 59,000	\$ 9,000	\$ 68,000
Project Technical Support	\$ 52,000	\$ 26,000	\$ 78,000
Consultant Contract Recovery	<u>\$ 63,000</u>	<u>\$ 22,000</u>	<u>\$ 85,000</u>
Subtotal	\$ 1,855,000	\$ 69,000	\$ 1,924,000
<b>Total</b>	<b>\$10,749,000</b>	<b>(\$275,000)</b>	<b>\$10,474,000</b>

June 17, 2014

**ATTACHMENT B**

**DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT  
NEW FIRE STATION 143  
UNINCORPORATED AREA OF CASTAIC  
AWARD DESIGN-BUILD CONTRACT  
SPECS. 6908; CAPITAL PROJECT NO. 70932  
(FIFTH DISTRICT)  
(3 VOTES)**

The proposed project is a new 9700-square-foot fire station that will be constructed on 1.1 acres at 28605 Hasley Canyon Road (unincorporated area of Castaic). The project includes a two-bay apparatus room, main office, day room, kitchen, exercise room, and dormitory quarters for seven personnel.

Request for Proposal Date: June 20, 2013

Proposer Ranking from Most Advantageous to Least:

	<u>Informed Average</u>	<u>Proposed Cost</u>
1. Novus Construction	885.67	\$6,459,087
2. Soltek Pacific Construction Company	779.33	\$6,270,000
3. Zwick Construction Company	628.67	\$5,169,621

The design-build agreement for the construction of the New Fire Station 143 will be issued to Novus Construction for a total of \$6,408,000 (including a \$200,000 design completion allowance).