



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

November 21, 2017

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

34 November 21, 2017

LORI GLASGOW
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
NEW FIRE STATION 104
CITY OF SANTA CLARITA
ADOPT, ADVERTISE, AND AWARD
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 6905; CAPITAL PROJECT NO. 70930
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Approval of the recommendations are to make determinations under the California Environmental Quality Act, adopt plans and specifications, advertise for bids for construction and related actions, delegate authority to the Director of Public Works or his designee to award and execute the construction contract for the New Fire Station 104 project and to carry out the dismantling and storage of the existing modular temporary Fire Station 104 through a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY:

1. Find that the proposed dismantling and storage of the temporary Fire Station 104 at 26201 Golden Valley Road in Santa Clarita are categorically exempt from the California Environmental Quality Act for delivery of the new Fire Station 104 at 26901 Golden Valley Road in Santa Clarita are within the scope of the project in the previously certified Addendum and Environmental Impact Report previously certified by the Board as a responsible agency for the reasons stated in this Board letter and the record of the project.

2. Adopt plans and specifications that are on file in the Business Relations and Contracts Division of the Department of Public Works for construction of the New Fire Station 104 project in the City of Santa Clarita at an estimated \$8,400,000 construction cost, and instruct the Executive Officer of the Board to advertise for bids to be received and opened on December 19, 2017, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
3. Authorize the Director of Public Works or his designee on behalf of the Consolidated Fire Protection District of Los Angeles County to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule and a Storm Water Pollution Prevention plan for a \$10,000 not-to-exceed fee funded by existing project funds, and to establish the effective date following determination by the Director of Public Works.
4. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the low bid can be awarded within the approved total budget, to establish the effective date of the contract upon receipt by the Department of Public Works of acceptable performance and payment bonds and evidence of required contractor insurance, and to take all other actions necessary and appropriate to deliver the project.
5. Delegate authority to the Director of Public Works or his designee to manage and deliver the New Fire Station 104 project, on behalf of the Consolidated Fire Protection District, to issue supplemental agreements pertaining to architectural/engineering contracts for the project and change orders pertaining to the construction contract for the project, within the same authority and limits delegated under the County Code to the Director or his designee for purposes of County projects, to accept the project, and to release retention.
6. Delegate authority to the Fire Chief or his designee to execute any easements, permits, and utility connection agreements necessary for the completion of the project, provided that the costs related to the easements, permits and agreements do not cause the project to exceed the approved project budget.
7. Authorize the Director of Public Works or his designee to carry out the dismantling and storage of the existing temporary Fire Station 104 using a Board approved Job Order Contract at an estimated cost of \$500,000.
8. Authorize the Director of Public Works to award and execute a Supplemental Agreement with Martinez Architects, Inc., for construction administration services for the New Fire Station 104 project for a \$300,000 not-to-exceed amount.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations are to make determinations under the California Environmental Quality Act (CEQA), adopt plans and specifications, advertise for bids for construction and related

actions, delegate authority to the Director of Public Works or his designee to award and execute the construction contract for the new Fire Station 104 project and to carry out the dismantling and storage of the existing modular temporary Fire Station 104 through a Board-approved Job Order Contract. The Consolidated Fire Protection District will be named in any contracts as the contracting party.

Due to the revised delivery method that required plan revisions and changes in the scope to comply with current codes, the original funding for construction administration services was reassigned to allow for completion of the plans and permits. Additional funding will be needed to supplement the original funding used to provide contract administration services during construction. Public Works conducted negotiations with Martinez Architect's, the consultant currently providing design services for the proposed New Fire Station 104 project. These negotiations resulted in a recommended increase in Martinez Architects contract for a \$300,000 not-to-exceed fee, including contingency, to provide construction administration services during construction.

Background

The proposed project located at 26901 Golden Valley Road in Santa Clarita is a new 10,700-square-foot fire station that will be constructed on 2.2 acres and includes a two bay apparatus room, main office, a training room, day room, kitchen, an exercise room, and dormitory quarters for nine personnel. The plan will conform to the District's new station prototype design/construction specifications adopted in 1999 and will comply with the Americans with Disabilities Act, State Health and Safety requirements, and the Board's Countywide Energy and Environmental Policy. Upon completion, the new Fire Station 104 will provide improved fire protection, emergency medical, and life safety services to the expanding community of Santa Clarita.

On May 13, 2008, the Board established the capital project, authorized the Director of Public Works to proceed with the project design, and awarded an agreement with Martinez Architects, Inc., to provide design services for Fire Station 104. On November 9, 2010, the Board adopted environmental documents for the project, approved the publishing of a Notice of Intention to purchase property for this project, and set December 7, 2010, as the date to consummate the land acquisition. On December 28, 2010, escrow for the purchase of the land closed and County title for the project site was recorded. Based on operational needs and growth forecasts, the project was placed on hold until October 2016 and the building had to be redesigned to comply with current codes.

The existing 3,840-square-foot temporary Fire Station 104 was constructed in 2004 by the City of Santa Clarita on City-owned property that is being leased to the County. The City funded the cost of construction using Developer Fee revenue collected by the City on behalf of the Consolidated Fire District. Following construction completion of the new and permanent Fire Station 104 project, we plan to use a Board approved Job Order Contract to disassemble and store the existing temporary station and carry out all the required site work necessary to return the site to the City. Once this work is complete, the Consolidated Fire District will terminate the lease agreement and return the land to the City.

The proposed agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification is critical to successfully manage construction activities by both the contractor and the County. Bid documents provide that if the apparent lowest responsive and responsible bidder fails to complete an acceptable

schedule, the Director may return to the Board to recommend that the bidder be determined non-responsive and recommend awarding the construction contract to the next apparent lowest responsive and responsible bidder, contingent on that bidder completing a baseline schedule that conforms to the County's specifications. The contractor's Storm Water Pollution Prevention Plan is critical to the project schedule because it is a prerequisite to obtaining a State Water Resources Control Board identification number and clearance for the grading permit. The use of adopt, advertise, and award process is being recommended to meet the Consolidated Fire District's scheduled opening.

The City has a Landscape Maintenance District to uniformly and efficiently maintain landscape areas. To relieve the County from a street-side landscape maintenance burden at Fire Station 104, the Fire Chief will negotiate and grant an easement to the Landscape Maintenance District. The Fire Station 104 site is located at the bottom of an undeveloped hillside and water runoff will collect at the base of the perimeter walls. To allow for proper maintenance of County site walls, the Fire Chief will work with adjacent property holders to assure that development requirements, agreements, or easements are in place to provide construction and maintenance of protection structures.

Plans and specifications for the New Fire Station 104 project have been updated and completed using a Board-approved contract with Martinez Architects, Inc. We are recommending that the Board adopt and advertise these documents for construction bids as required under the public contract code. A separate dismantling permit for the existing station will be obtained as part of the construction of the new station.

To expedite construction of the project, it is recommended that the Board authorize the Director or his designee to award and execute a construction contract with apparent lowest responsive and responsible bidder if the low bid can be awarded within the total project budget approved by the Board.

The proposed consultant services agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification.

It is anticipated construction will begin in March 2018 and be completed in May 2019.

Green Building/Sustainable Design Program

On December 20, 2016, the Board adopted a new Leadership in Energy and Environmental Design (LEED) Policy. This project was approved by the Board in 2008 and designed to attain LEED Silver Certification prior to adoption of the policy. The project will support the Board's Green Building/Sustainable Design Program by implementing design features such as water-efficient fixtures and will implement the use of drought tolerant landscaping to reduce the amount of potable water consumed. Prior to construction, we will investigate the feasibility of elevating the project to LEED Gold.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision of Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2 Manage and Maximize County Assets.

The recommended actions help to achieve this goal as it is an investment in public infrastructure that will benefit the Santa Clarita community by improving the Consolidated Fire District's ability to respond to local emergencies.

FISCAL IMPACT/FINANCING

On May 13, 2008, the Board approved a project budget of \$14,708,000. The total construction cost estimate is estimated at \$9,777,000, which includes the cost of construction, demolition of the old fire station, utility connection fees, and other contingencies. The total project cost estimate includes the expenditures prior to project being placed on hold, preparation of plans and specifications, plan check fees, construction, change orders, consultant services, miscellaneous expenditures, Civic Art allocation, and County services. In addition, the Board approved the issuance of Tax-Exempt Commercial Paper to ultimately be financed through the issuance of \$1,000,000 long-term tax-exempt bonds to be repaid from the Consolidated Fire District.

The project budget remains the same at \$14,708,000. The Consolidated Fire District has contributed \$523,000 through developer fees and \$1,306,000 from the Consolidated Fire District's operating budget. The remaining balance of \$12,879,000 will be funded through Commercial Paper.

Sufficient funds using Commercial Paper for Fiscal Year 2017-18 project expenditures are available in the Fiscal Year 2017-18 Capital Projects budget under Capital Project No. 70930. Commercial Paper funding will be appropriated in future budget phases according to the expenditure needs of each fiscal year to complete construction of the project. There is no impact on net County costs.

Operating Budget Impact

Following construction of the proposed new Fire Station 104, the Consolidated Fire District anticipates incurring a one-time \$160,000 start-up cost for furniture and other equipment. Since the new Fire Station 104 replaces a staffed temporary station, the temporary fire station will be dismantled and existing personnel will be transferred when the new station is operational. No additional operating costs are anticipated.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard construction contract will be used that contains terms and conditions supporting the Board's ordinances and policies, including but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The plans and specifications include the contractual provisions and material requirements necessary for the project and are on file with Public Works' Business Relations and Contracts Division.

In accordance with the Board's Civic Art Policy amended on August 11, 2015, this project includes 1 percent of design and construction costs to be allocated to the Civic Art Fund in the amount of \$88,000.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the project will require that at least 30 percent of the total California craft worker

hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

Standard contracts 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 are included in the contract.

ENVIRONMENTAL DOCUMENTATION

On May 24, 2005, the City certified an Environmental Impact Report (EIR) for the River Village project that included the new Fire Station 104 site. The Consolidated Fire District prepared an Addendum to the EIR to further assess the specific environmental impacts of the new Fire Station 104, which was certified by the Board as a responsible agency on November 9, 2010, in connection with the acquisition of property for the new station. The recommended actions for the new Fire Station 104 are within the scope of the project in the previously certified Addendum and EIR. Applicable mitigation measures are included in the City's Mitigation Monitoring Plan. There are no changes to the project or to the circumstances under which the project is undertaken that require further review under the CEQA.

The proposed dismantle and storage of the modular temporary Fire Station 104 are categorically exempt from CEQA. This demolition work on the small temporary structure is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301(I) of the State CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the proposed project is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of an historic resource that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption for the dismantle and storage of the temporary Fire Station 104, and a Notice of Determination for approval of construction of the new Fire Station 104 with the Registrar Recorder/County Clerk in accordance with Section 21152 of the Public Resources Code.

CONTRACTING PROCESS

Advertising for construction bids will be in accordance with the enclosed County's standard Instruction Sheet for Publishing Legal Advertisements.

As requested by the Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with Us" and "Public Works Business Opportunities" websites. Public Works will also inform the local small business enterprises about this business opportunity for those certified by the County's Department of Consumer and Business Affairs.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative 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; the Fire Department, Construction and Maintenance Division; the Arts Commission; and the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA
Director

MP:AM:cg

Enclosures

c: Arts Commission
Auditor-Controller
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Fire Department

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
NEW FIRE STATION 104
CITY OF SANTA CLARITA
ADOPT, ADVERTISE, AND AWARD
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 6905; CAPITAL PROJECT NO. 70930
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Business Relations and Contracts Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishings, materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC. FEE</u>	<u>DATE OF BID OPENING</u>
5	6905	New Fire Station 104 26901 Golden Valley Road Santa Clarita, CA 91351	\$75	December 19, 2017

Copies of the project manual and drawings may be downloaded for free from the County of Los Angeles Public Works website [http://dpw.lacounty.gov/go/construction contracts](http://dpw.lacounty.gov/go/construction%20contracts); or for \$75, copies of the project manual and drawings may be obtained at the Cashier's office, Department of Public Works, 900 South Fremont Avenue, Mezzanine Floor, Alhambra, California 91803. For bid information, please call (626) 458-2180. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's office no later than 1 p.m. on December 19, 2017. Bids will be publicly opened, examined, and declared by Public Works at 1:15 p.m., on this date in Department of Public Works' Conference Room A, 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess an active B license classification at the time of bid submittal. The contractor should verify to his/her satisfaction that he/she holds the specified license. The contractor and all its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the work of improvement in accordance with Labor Code Section 1770 et seq. Copies of prevailing rate of per diem wages are on file at the Department of Public Works, Business Relations and Contracts Division, which shall be made available to any interested party upon request.

PREBID CONFERENCE

Public Works' Project Management Team will hold a voluntary pre-bid conference on December 4, 2017, at 1 p.m., at Public Works Headquarters, 900 South Fremont Avenue, in Conference Room C, Alhambra, California 91803, to provide information on the project, bidding process, and answer any questions that the potential bidders may have. For further directions, please contact Ms. Loydi Nguyen with the Public Works' Business Relations and Contracts Division at (626) 458-2180.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code, to contract with Community Business Enterprises.

The project is subject to State Water Resources Control Board's new Construction General Permit effective July 1, 2010, for discharges of storm water runoff associated with the construction and land disturbance activities. Bidders are expected to understand and be responsible for all activities required by the State regarding these new requirements.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Teléfono (626) 458-2563.



Upon 72 hours notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m. **(PJ-2)**



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para más información del ADA, póngase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m. **(PJ-2)**

By order of the Board of Supervisors of the County of Los Angeles, State of California,
dated November 21, 2017.

Specs. 6905

LORI GLASGOW, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES