

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

July 9, 2024

FROM

**DON DAY, Director, Project and Facilities Management Department
SHANNON D. DICUS, Sheriff/Coroner/Public Administrator**

SUBJECT

Amendment and Change Order to Construction Contract with Angeles Contractor, Inc. for the Sheriff Colorado River Station Remodel Project in Needles

RECOMMENDATION(S)

1. Approve **Amendment No. 1 to Contract No. 23-929** with Angeles Contractor, Inc., for the Sheriff Colorado River Station Remodel Project in Needles, in the amount of \$133,119, increasing the total contract from \$9,488,654 to \$9,621,773, for the additional scope of work, with no change to the construction completion date (Four votes required).
2. Approve **Change Order No. 2 to Contract No. 23-929** with Angeles Contractor, Inc., for the Sheriff Colorado River Station Remodel Project in Needles, in the amount of \$142,643, increasing the total contract from \$9,621,773 to \$9,764,416, for the additional scope of work, with no change to the construction completion date (Four votes required).

(Presenter: Don Day, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

Operate in a Fiscally-Responsible and Business-Like manner.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). The \$9,764,416 is part of the Sheriff Colorado River Station Remodel Project (Project) (WBSE 10.10.1220) total budget of \$13,952,484, and is funded from Discretionary General Funding (\$6,594,490) and Proposition 172 funds (\$7,357,994), as approved by the Board of Supervisors (Board) as part of the 2023-24 Capital Improvement Program (CIP) budget.

BACKGROUND INFORMATION

Approval of Amendment No. 1 to Contract No. 23-929 (Contract) will compensate Angeles Contractor, Inc. (Angeles) in the amount of \$133,119 for the additional scope of work necessary to address differing site conditions from the as-built plans and utility location plan used for the design. As per the new site utility drawings dated February 14, 2024, a six-inch underground (UG) fire water line will need to be installed to meet current fire line safety codes.

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Approval of Change Order No. 2 (CO2) will compensate Angeles, in the amount of \$142,643 for necessary additional work not included in the original bid documents. CO2 incorporates modifications related to revisions to the Contract drawings, owner-directed changes in the field, or responses to contractor requests for information. CO2 encompasses investigation of power issues in the City Council Chambers building; reconfigures the circuits to provide dedicated power to temporary spot coolers; installs temporary electrical water heaters and recirculating pumps for the jail; installs a permanent electrical water heater for the City Council Chambers building to provide hot water in both buildings; repairs a depressed concrete slab; revises a breezeway floor finish; provides switchable glass for interior storefront No.18, furnishes and installs GE Elemax fluid applied weather barrier on all exterior stucco finished walls; repairs a broken sewer line by installing a new UG sewer line; installs two layers of plywood for electrical conduit racking at I-Joist; and completes a vehicle gate controller repair impacting the jail.

The Sheriff's Colorado River Station, built in 1974 and previously shared with the City of Needles (City) Police Department, requires a remodel to address its outdated design, accommodate increased staffing needs, and modernize the facility. The Sheriff/Coroner/Public Administrator (Sheriff) began contracting with the City in 1989, and despite minor updates, the station and adjacent County-occupied building, totaling 9,678 square feet (sq. ft) are inefficient. The remodel Project will improve operational efficiency and includes upgrades to mechanical systems, Americans with Disabilities Act compliance, innovative technologies, and utilities, including installation of a door and intercom controls and surveillance cameras enhancing overall functionality in line with County CIP No. 22-030.

Since 2014, the Board has made several amendments to use Permit Agreement No.14-47 for City-owned office space, adjusting the area and terms to accommodate the Sheriff's expanding needs. These adjustments include space corrections, expansions (totaling 3,684 sq. ft.), the introduction of rent fees, and extended maintenance obligations. The latest amendment approved by the Board on August 22, 2023 (Item No. 70), further expanded the space adding 321 sq. ft., increasing the total to 4,005 sq. ft., maintenance obligations, and adjusted the rental rate schedule.

On March 14, 2023, (Item No. 31), the Board authorized the Project and Facilities Management Department (PFMD) to advertise for competitive bids for the Project. On March 17, 2023, PFMD advertised in the Daily Press, six plan rooms, and on the County's Electronic Procurement Network (ePro) via Request for Proposals (RFP) No. ANE223-ANE2C-4925. On May 3, 2023, three bids were received.

On August 22, 2023 (Item No. 50), as the result of RFP No. ANE223-ANE2C-4925, the Board approved the Contract with Angeles for the Project, in the amount of \$9,115,000, effective August 22, 2023, for a total of 18 months.

On April 23, 2024 (Item No. 40), the Board approved Change Order No. 1 (CO1), with Angeles in the amount of \$373,654, attributable to the requirement for extra work that was not accounted for in the original bid documents. CO1 encompasses lead abatement for two existing carports, costs related to the solar carport, the addition of four tower ceramic heaters, and updates to the program logic controller system. These modifications are crucial for ensuring the project meets operational standards and enhances its functionality to address various issues including revisions to the frequency of use of the Council Chambers and the expediting of heater installations for meetings. Latent environmental tests revealed the need for abatement, actual

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costs for solar carports exceeding the allocated budget by \$291,115; and errors and omissions in the demolition plans that failed to indicate necessary abatement. CO1 resulted in a 4.1% increase in the original Construction Contract, increasing it from \$9,115,000 to \$9,488,654 with no impact to the construction schedule.

Public Contract Code section 20136 requires all change orders and amendments to construction contracts to have a four-vote approval by the Board.

PROCUREMENT

N/A

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, Deputy County Counsel, 387-5455) on April 16, 2024; Sheriff (Jose Torres, Sheriff's Administrative Manager, 387-3465) on May 21, 2024; Purchasing (Dylan Newton, Purchasing Buyer II, 387-3377) on May 24, 2024; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-5000) on June 13, 2024; Finance (Yael Verduzco, Principal Administrative Analyst, 387-5285, and Erika Rodarte, Administrative Analyst, 387-4919) on June 24, 2024; and County Finance and Administration (Valerie Clay Deputy Executive Office, 387-5423) on June 24, 2024.

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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Joe Baca, Jr. Seconded: Curt Hagman
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: July 9, 2024



cc: PFMD - Brammer w/ agree
Contractor c/o PFMD w/ agree
File w/ agree
JLL 07/17/2024