

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

February 6, 2024

FROM

DON DAY, Director, Project and Facilities Management Department

SUBJECT

Construction Contract with Arizona West Builders and Communications, Inc. for the 800MHz Searchlight New Generator Project in Searchlight, Nevada

RECOMMENDATION(S)

1. Approve the following addendums to the bid documents for the 800MHz Searchlight New Generator Project:
 - a. Addendum No. 1 dated September 28, 2023, revised the bid opening date, virtual bid opening link and bid documents.
 - b. Addendum No. 2 dated October 6, 2023, provided clarifications to contractor questions, and revised the construction drawings.
 2. Award a construction **Contract No. 24-131**, in the amount of \$201,000, to Arizona West Builders and Communications, Inc., for a contract period of 340 calendar days from the date of the issuance of the Notice to Proceed, for the 800MHz Searchlight New Generator Project.
 3. Approve a \$156,139 increase in the project budget, from \$566,627 to \$722,766, for the 800MHz Searchlight New Generator Project located in Searchlight, Nevada.
 4. Authorize the Director of the Project and Facilities Management Department to order any necessary changes or additions to the work being performed under the contract, for a total amount not to exceed \$20,100 pursuant to Public Contract Code Section 20142.
 5. Authorize the Director of the Project and Facilities Management Department to accept the work when 100% complete and execute and file the Notice of Completion.
 6. Authorize the Auditor-Controller/Treasure/Tax Collector to post the necessary budget adjustments as detailed in the Financial Impact section (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.

FINANCIAL IMPACT

Approval of this item does not require additional Discretionary General Funding (Net County Cost). The project budget of \$722,766 is comprised of the following components:

Description	Amount
Project Design	\$108,502
Project Management, Inspection and Testing	\$393,164
Construction	\$201,000

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Construction Contingency	\$ 20,100
Total Project Budget	\$722,766

The following budget adjustments are necessary to increase the project budget:

Fund Center	Commitment Item	Description	Action	Amount	WBSE
7700003100	54304030	Structures and Improvements to Structures	Decrease	\$156,139	10.10.0009
7700003100	55305030	Operating Transfers Out	Increase	\$156,139	10.10.0009
7700003100	54304030	Structures and Improvements to Structures	Increase	\$156,139	10.10.0989
7700003100	40909975	Operating Transfers In	Increase	\$156,139	10.10.0989

The 800MHz Searchlight New Generator Project (Project) (WBSE 10.10.0989) budget of \$722,766 is funded from the 800MHz Replacement Project (WBSE 10.10.0009). Sufficient appropriation and revenue are included in the 2023-24 Capital Improvement Program (CIP) budget to award this contract.

BACKGROUND INFORMATION

Approval of this recommendation will award a construction contract to Arizona West Builders and Communications, Inc., for the Project. The Project is being performed on an existing communications site leased by the County since January 2005 to facilitate the County’s communications system. The site was selected as the County does not own sites that would satisfy the elevation requirement to provide line of sight without obstructions between various 800MHz communications sites. The site is currently subject to an existing long-term lease agreement, currently set to expire in 2034 unless terminated by the County. The Project is located in a leased building, subject to a license agreement (Agreement No. 05-19) between American Tower Corporation and the County, near Searchlight, within Clark County, Nevada.

The Project scope of work includes the demolition of an existing above ground fuel tank, exhaust duct, day tanks, and storage cabinet; and the installation of a new emergency backup power generator with a belly tank, new concrete equipment pad, new automatic transfer switches, new manual transfer switches with integrated camlocks, and minor electrical work. Critical facilities and emergency systems need the emergency generator to successfully provide continuous backup power on a 24-hour basis. Although solar panels are a source of power, they do not provide the essential power at night or during cloudy days to properly support the continuous power the facility requires.

The capital improvements at the Project site will provide reliable, cost-effective backup electrical power for emergencies during power outages and support the signal transmission from the site to multiple first responders, including but not limited to, County Fire, Sheriff, and Emergency Medical Responders.

As the Project site is located in Searchlight, Nevada, and in order to mitigate risk, County Counsel sought the assistance of outside counsel, licensed to practice law in Nevada, to assist with the development of the construction bid documents and the contract. The development of these contract documents were not initially factored into the original budget. Additional funds are

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also necessary to cover the escalating costs associated with third-party inspections and testing, County inspections, and any unexpected Project-related expenses. This financial adjustment is important to accomplish the Project's objectives.

On February 28, 2023 (Item No. 40), the Board found that the Project is exempt under Section 15303, class 3, New Construction or Conversion of Small Structures, subclass (d) relative to electrical improvements, of the California Environmental Quality Act Guidelines (Title 14, California Code of Regulations) and directed the Clerk of the Board to file and post the Notice of Exemption for the Project.

This Project is consistent with County Administrative Office approved CIP Project No. 20-209

PROCUREMENT

On February 28, 2023 (Item No. 40), the Board authorized the Project and Facilities Management Department (PFMD) to advertise for competitive bids for the Project. PFMD advertised for bids in the Daily Press on March 3, 2023, six Plan Rooms, and on the County Electronic Procurement Network (ePro). On May 15, 2023, PFMD received three bids. After evaluating the three bids received, it was determined they were non-responsive due to incomplete bid packages received from the contractors.

On August 22, 2023 (Item No. 48), the Board authorized PFMD to re-advertise for competitive bids. PFMD advertised for bids in the Daily Press on August 25, 2023, six Plan Rooms and on ePro. On September 7, 2023, six contractors attended a mandatory job walk. On September 28, 2023, Addendum No. 1 was issued to revise the bid-opening date, virtual bid opening link and bid documents. On October 6, 2023, Addendum No. 2 was issued to provide clarifications to contractor questions and revise the construction drawings. On October 24, 2023, the following three bids were received:

Name	Location	Bid
Arizona West Builders & Communications Inc.	Meza, AZ	\$201,000
Advance Tower Services, LLC	Albuquerque, NM	\$208,385
Herca Telecomm Services, Inc.	Perris, CA	\$302,720

PFMD recommends the Board award the construction contract to Arizona West Builders & Communications Inc., the lowest responsive and responsible bidder.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Julie Surber, Principal Assistant County Counsel, 387-5455) on January 10, 2024; Innovation and Technology (Tim Trager, Division Chief, 388-5563) on January 5, 2024; Auditor-Controller/Treasurer/Tax Collector (Charlene Huang, Auditor-Controller Manager, 382-7022) on January 24, 2024; Purchasing (Leo Gomez, Supervising Buyer, 387-2148) on December 21, 2023; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-3072) on January 24, 2024; Finance (Yael Verduzco, Principal Administrative Analyst, 387-5285) on January 24, 2024; and County Finance and Administration (Valerie Clay, Deputy Executive Officer, 387-5423) on January 24, 2024.

(EG: 626-428-1447)

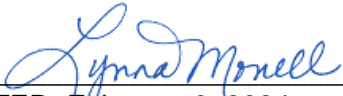
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Record of Action of the Board of Supervisors
San Bernardino County

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: February 6, 2024



cc: PFMD - Hughes w/agree
Contractor - c/o PFMD w/agree
File - w/agree
CCM 02/13/2024