



Legislation Text

File #: 2024-0539, **Version:** 1

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz-SPI, 707-565-2550; Tina Rivera-DHS, 707-565-4774;
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Vote Requirement: Majority

Supervisorial District(s): All

Title:

New Public Health Lab & Coroner's Office Facility - Award of Construction Manager At Risk Contract

Recommended Action:

- A) Award a Construction Manager at Risk ("CMAR") contract to Whiting-Turner Contracting Company for preconstruction and construction phase services for the proposed Public Health Lab-Morgue facilities project, and delegate authority to the Director of the Department of Public Infrastructure to execute the contract in form approved by County Counsel.
- B) Delegate authority to the Director of the Department of Public Infrastructure to execute the following with regard to the project and the subject CMAR contract in form approved by County Counsel:
 - i) Amendments to the CMAR contract to memorialize final, approved costs for construction phase and other scopes under the contract, subject to availability of adequate funding for each phase;
 - ii) Notices to Proceed under the contract for each phase of the project as needed to achieve project completion, subject to availability of adequate funding for each phase; and
 - iii) Contract change orders as needed for the project, subject to availability of adequate funding for each change order.
- C) Authorize a contingency of up to ten percent (10%) of costs for each phase of the subject project under the CMAR contract.
- D) Approve plans and specifications for the Public Health Lab and Coroner's Office project.
- E) Determine and find that the proposed Public Health Lab and Coroner's Office project is categorically exempt under the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption for the Project.

Executive Summary:

The Sonoma County Public Infrastructure Department (SPI) is recommending award of a Construction Manager At Risk (CMAR) contract with Whiting-Turner for pre-construction and construction services related to the Public Health Lab and Coroner's Office project. Under the CMAR contract, preconstruction services which include finalizing project plans and obtaining construction and other delivery costs for the planned construction phases, will be performed by Whiting-Turner in an amount not to exceed \$207,314, which includes a 10% contingency. Should construction costs be approved by County, Whiting-Turner would then proceed to work on construction phases to deliver the new Public Health Lab and Coroner's Office facilities. Current preconstruction and potential construction costs for the Project under the CMAR contract total \$47,108,056.

Discussion:

The Department of Health Services (DHS) Public Health Lab and Sheriff Coroner's Office (Morgue) facility project involves construction of a new facility to house both operational functions. The existing facilities are located on the former Chanate Campus and for the time being are leased back to the County from the current owner. The term of the lease will expire in late 2026, making it essential to complete the project on time to avoid disrupting mandated services.

To manage the project, the County is utilizing the Construction Manager at Risk (CMAR) model. This delivery method commits the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications. The design process is well underway by COAR Design Group with 50% of the construction drawings completed, focusing on detailed planning and compliance with all project requirements. Complete design is expected by the end of 2024.

Since the Chanate Campus was sold and the current lease for the existing facilities is set to expire in late 2026, there is significant urgency to advance the project for replacement facilities. It is critical to complete both the design and construction phases promptly to avoid mandated service disruptions.

The new building will be located on Paulin Drive within the Main County Campus and is in the design phase. The chosen site does not interfere with the new County Government Center preliminary layout.

Currently, the project has reached a key milestone with 50% of the construction drawings completed. This stage involves extensive planning and the drafting of construction documents that will dictate the building process. SPI and its contractors are actively finalizing the remaining drawings and ensuring that all specifications meet the all the project's rigorous requirements and standards including California's Essential Services Buildings Seismic Safety Act. The Act requires that buildings be designed and constructed to minimize fire hazards and to resist destructive forces generated by earthquakes, gravity, and winds.

Construction Schedule Update:

The demolition of the current 4Cs building at 2614 Paulin Drive is scheduled to begin at the end of August 2024. Following the completion of demolition, construction of the new building is planned to start in February 2025. This schedule allows for thorough site preparation and clearance between phases, ensuring a smooth transition and adherence to safety standards.

Environmental Compliance:

Permit Sonoma has reviewed the project under the California Environmental Quality Act (CEQA) and concluded it to be Categorical Exempt, including under Class 32 for In-fill Development.

The CMAR Contract:

The County initiated the procurement process for the Construction Manager at Risk (CMAR) by issuing a Request for Proposal (RFP) in February 2024. This RFP was designed to attract entities capable of managing and executing the complexities of the project. By April 24th, 2024, three proposals were submitted in response to the RFP, from Whiting-Turner, Thompson Builders, and Overaa.

In response to these submissions, the County established an evaluation panel made up of representatives from the County's Capital Projects and Real Estate divisions, along with outside evaluators from Solano County's Facilities Department. The panel was tasked with a detailed selection and evaluation process of all the three candidates, including evaluating each proposal, conducting in-depth interviews, and performing thorough reference checks. The reference checks were particularly critical, as they helped verify the qualifications, past performance, and reliability of the entities competing for the CMAR contract.

The selection process culminated in CMAR interviews conducted on May 7th, 2024. During these interviews, the panel assessed the technical skills, project management strategies, and risk mitigation plans presented by the candidates. Following a comprehensive evaluation, the panel reached a unanimous decision to recommend Whiting-Turner for award of the CMAR contract for the project. This decision was based on Whiting Turner's demonstrated expertise and their structured approach to managing complex construction projects, ensuring that they are well-equipped to handle the specific demands and risks of this significant undertaking. The selection of Whiting Turner reflects the panel's confidence in their ability to lead the project to successful completion, meeting the County's objectives and standards. Moreover, their team includes a subject matter expert specifically for health laboratory spaces and morgue areas, emphasizing their commitment to meeting the specialized needs of the project. This expert's involvement is crucial, as it brings in-depth knowledge and experience that can address the unique challenges these spaces present, thereby enhancing the project's likelihood of success and operational efficiency upon completion.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

May 21, 2024: Receive project status on the New Public Health Lab and Coroner's Office Capital Improvement Project

January 30, 2024: Board appropriated \$27,196,960 (\$7,817,000 in ARPA funding approved 12/14/21; \$9,759,460 in 20-21 year end savings approved 12/14/21; \$4,440,500 from General Fund (GF) Chanate set aside approved 12/14/21; \$1,152,319 in 23-24 capital project discretionary GF; \$4,027,681 in FY23-24 ARPA funding).

November 28, 2023: Board approved \$1,167,240 California Department of Public Health ARPA funds for design and construction efforts

FY 2023-24: Capital Projects Budget appropriated \$1,124,327 from General fund including \$500,280 from closed capital projects and \$624,047 in FY 2023-24 new General fund.

June 12, 2023: Board approved budget appropriated to Capital Project Adopted Budget in the amount of \$5,778,100 for the proposed new Public Health and Morgue; and delegated authority to the Director of the Department of Public Infrastructure to execute a standard professional services agreement with COAR Design

Group for architectural design services for the Public Health Lab and Morgue project, for \$1,775,000, and subject to a 10% contingency for a total not to exceed amount of \$1,952,500.

FY 2021-22: Capital Projects Budget appropriated \$183,000 in ARPA funding, site analysis and acceptance of initial business plans for Public Health and Morgue. Capital Projects Adopted Budget appropriated \$200,000 in funding for new PHL/ Morgue Bridging Documents.

December 14, 2021: Board approved, but did not appropriate, an \$8 million allocation of ARPA grant funding and directed \$10.2 million in Chanate Demolition set aside and \$9.76 million FY 20-21 year end savings for constructing a combined Public Health Lab and Morgue facility.

November 16, 2021: Board approved sale of Chanate campus.

FISCAL SUMMARY

Expenditures	FY 23-24 Adopted	FY 24-25 Projected	FY 25-26 Projected
Budgeted Expenses	\$207,314	\$37,600,000	\$9,508,056
Additional Appropriation Requested			
Total Expenditures	\$207,314	\$37,600,000	\$9,508,056
Funding Sources			
General Fund/WA GF		\$22,445,705	
State/Federal (ARPA)	\$207,314	\$12,027,681	
Fees/Other (CDPH)		\$1,167,240	
Use of Fund Balance		\$1,959,374	\$9,508,056
Contingencies			
Total Sources	\$207,314	\$37,600,000	\$9,508,056

Narrative Explanation of Fiscal Impacts:

Anticipated design costs for pre-construction phase of the project are not expected to exceed \$207,314. Construction phase will only be awarded by the department if the cost is within the requested budget. Funding is available in the Public Health & Morgue Relocation Capital Project fund (23041-40805000). No additional appropriations are requested at this time.

Below table shows project funding sources totaling \$35,649,627 to date.

Project Cost	
Funding Sources	Project Budget
ARPA funding	\$8,000,000
General Fund Savings (FY 2020-21)	\$9,759,460

Chanate Demo	\$10,218,600
Capital Project Budget (FY 2021-22)	\$200,000
ARPA funding (DHS)	\$1,167,240
Capital Project Budget (FY2023-24)	\$1,124,327
General Fund Contribute one-time (FY2023-24)	\$1,152,319
ARPA Available funding one-time (FY2023-24)	\$4,027,681
Subtotal	\$34,482,387
Total DHS ARPA future request	\$1,167,240
Total Project budget	\$35,649,627

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- 1-Evaluation Matrix
- 2-Estimated Construction Only Cost - Architect
- 3-Construction Cost - PI

Related Items "On File" with the Clerk of the Board:

None