



# Mendocino County

## Legislation Text

---

**File #:** 18-1326, **Version:** 1

---

**To:** Board of Supervisors

**From:** Executive Office

**Meeting Date:** February 6, 2018

**Department Contact:** Steve Dunncliff

**Phone:** 463-4441

**Department Contact:** Doug Anderson

**Phone:** 234-6054

**Item Type:** Consent Agenda

**Time Allocated for Item:** N/A

**Agenda Title:**

Approval of Agreement with Swithenbank Construction, Inc., in the Amount of \$245,678, for the Reconstruction of the Ford House Carriage House as a New Sheriff's Office Substation in the Town of Mendocino and Authorization for the Facilities and Fleet Division Manager to Act as Project Manager and Approve Change Orders for the Project Pursuant to Public Contract Code Section 20142

**Recommended Action/Motion:**

Approve Agreement with Swithenbank Construction, Inc., in the amount of \$245,678, for the reconstruction of the Ford House Carriage House as a new Sheriff's Office substation in the Town of Mendocino and authorize Chair to sign same upon final execution of the operating Agreement with the California Department of Parks and Recreation for the use of the site; further authorize the Facilities and Fleet Division Manager to act as project manager and approve change orders for the project pursuant to Public Contract Code Section 20142.

**Previous Board/Board Committee Actions:**

September 2014 approval of Capital Improvement Budget Unit 1710 including \$125,000 for a Mendocino Substation and subsequent authorization for the Sheriff's Department to negotiate a Joint Operation Agreement with California State Department of Parks and Recreation for the development and use of the facility.

**Summary of Request:**

The Contract for the reconstruction the Ford House Carriage House as a new Sheriff's Substation in the Town of Mendocino is the final step in the effort to increase the Sheriff's presence in the Town of Mendocino. After public meetings in Mendocino identified the need for additional Law Enforcement presence, California Department of Parks and Recreation began initial evaluation of the site for this purpose in 2013. After State environmental reviews determined that the project could move forward the project was included in the FY 2014-15 budget for \$125,000 and the County began discussions to draft a Joint Operating Agreement between the County and the State Department of Parks and Recreation for use of the building. Preliminary design and the Mendocino Historical Review Board (MHRB) application were completed in 2016 with final design moving forward shortly thereafter which included a Coastal Development Use Permit hearing and approval, as well as a County Building Permit with design review input from the California State Fire Marshal's Office and an ADA review through the Department of Parks and Recreation. The project requires a budget increase of \$175,000 as the multiple levels of approval have significantly increased the design cost for the project while adding

significant conditions of approval including the requirements to re-use significant portions of the existing building, maintain the historical appearance of the building by using materials that must be manufactured to match existing configurations, hand digging and a full time archaeological monitor during excavation, and ADA walkways made of crushed granite instead of concrete. This additional funding can be re-allocated from other projects requested by the Sheriff's Office. The Project was put out to bid on July 27<sup>th</sup> and Bids were received on August 24<sup>th</sup> 2017. The second and only other bid was at \$249,000 or just over 1% higher than the low bid, suggesting a competitive bid environment. The Contractor has agreed to hold his bid pending approval of the joint operating agreement between the County and the California Department of Parks and Recreation, which is presented to the Board under a separate Agenda Item. Authorization for Board Chair to sign the contract shall be held pending final approval of Operating Agreement No. P17OA050 by the State of California.

**Alternative Action/Motion:**

Reject all bids and rebid or abandon the project.

**Supplemental Information Available Online at:** N/A

**Fiscal Impact:**

**Source of Funding:** BU 1710 CI 734

**Current F/Y Cost:** \$265,000

**Budgeted in Current F/Y:** Yes

**Annual Recurring Cost:**

**Supervisory District:** District 5

**Vote Requirement:** Majority

**Agreement/Resolution/Ordinance Approved by County Counsel:** Yes

---

**CEO Liaison:** Janelle Rau, Deputy CEO

**CEO Review:** Yes

**CEO Comments:**



**FOR COB USE ONLY**

---

Executed By: Nadia Tipton

Final Status: **Approved**

Date: February 7, 2018

Executed Item No.: **Agreement** Number: 18-012

Note to Department:

Executed Documents Returned to

Department: Originals   4   Copies

       Hand Delivered   2   Interoffice

Mail        Executed Agreement Sent to

Auditor? Y