



24-4373

**DATE:** February 27, 2024 (Item No. {{item.number}})

**TO:** Board of Supervisors

**FROM:** Paul Lorenz, Chief Executive Officer, Santa Clara Valley Healthcare  
Jeffrey Draper, Director, Facilities and Fleet

**SUBJECT:** Award Bid for SCVMC Building W Refresh Project

**RECOMMENDED ACTION**

Consider recommendations relating to Santa Clara Valley Medical Center (SCVMC) - Building W Refresh Project (Project No. 921-C230015).

Possible action:

- a. Award contract to SBay Construction, Inc., in the amount of \$487,000 with a construction time of 151 calendar days.
- b. Approve encumbrance of \$333,000 as Supplemental Work Allowance for a total encumbered amount of \$820,000.
- c. Authorize the County Executive, or designee, as the Owner's Authorized Representative to issue Change Orders as necessary, consistent with Public Contract Code Section 20142.

**FISCAL IMPLICATIONS**

Funds for the project are available and budgeted in Fund 59 – SCVMC Capital Projects.

**REASONS FOR RECOMMENDATION AND BACKGROUND**

For 36 years, the County of Santa Clara Health System campus has been the designated facility for delivering medical forensic care to survivors of sexual assault and intimate partner violence in Santa Clara County. This campus site serves as the primary and central response location for the Sexual Assault Forensic Exam (SAFE) Program. Despite the program's expansion into North and South County, which has relieved some visits at SCVMC, the increasing number of survivors seeking care has led to a higher demand for staff and services at SCVMC. In response to this growing need, new positions were approved in Fiscal Year (FY) 2021-2022 to ensure stable core staffing 24 hours a day and 7 days per week. Consequently, there is an urgent need to expand the current location in Building W Renovations to Building W are essential to accommodate additional staff, create more exam rooms, and facilitate training for all SAFE

Program staff across the County, including those at facilities in North and South County.

#### Award Contract

On November 7, 2023, Item No. 37, the Board of Supervisors (Board) approved the Santa Clara Valley Center (SCVMC) Building W Refresh Project and authorized the advertisement of the contract documents. The project was posted on Periscope Holdings, Inc., on November 16, 2023, and seven bids were received by the closing date of January 18, 2024. The below table lists the bids received and the County Engineer's estimate:

	<b>BIDDER CO. NAME</b>	<b>BASE BID AMOUNT</b>	<b>ADDITIVE ITEM #1</b>	<b>ADDITIVE ITEM #2</b>	<b>TOTAL BID W/ALTERNATES</b>
1	S-Bay Construction, Inc.	\$459,000.00	\$20,000.00	\$8,000.00	<b>\$487,000.00</b>
2	Ron Paris Construction Co., Inc.	\$684,616.00	\$17,760.00		<b>\$702,376.00</b>
3	Valhalla Builders, Inc.	\$718,900.00	\$44,900.00	\$18,100.00	<b>\$781,900.00</b>
4	Fuse Service, Inc.	\$682,000.00	\$48,000.00	\$70,000.00	<b>\$800,000.00</b>
5	Selway Construction, Inc.	\$732,000.00	\$50,000.00	\$20,000.00	<b>\$802,000.00</b>
6	California + Engineering	\$690,000.00	\$72,000.00	\$41,600.00	<b>\$803,600.00</b>
7	Integra Construction Services, Inc.	\$768,000.00	\$38,624.00	\$15,624.00	<b>\$822,248.00</b>
	<b>Engineer's Estimate</b>	<b>\$750,000.00</b>	<b>\$50,000.00</b>	<b>\$20,000.00</b>	<b>\$820,000.00</b>

S-Bay Construction, Inc. (S-Bay) has submitted a bid 41% lower than the Engineer's estimate, outperforming other higher bids. Notably, S-Bay has demonstrated a comprehensive understanding of the full scope of work defined by the construction documents featured in the County's advertisement. Therefore, Facilities and Fleet Department (FAF) recommends awarding the construction contract to S-Bay as they are the lowest responsive and responsible bidder.

#### Supplemental Work Allowance (SWA)

A Supplemental Work Allowance (SWA) is deemed necessary for the proposed Heating, Ventilation, and Air Conditioning (HVAC) modifications in the building, primarily due to the building's age and the use of asbestos in the current construction materials, which necessitate modifications in the ceiling and interstitial space. To accommodate potential hazardous material abatement and unforeseen conditions a proactive allocation of funds is crucial to navigating the complexities associated with remodeling within an older facility. Therefore, an SWA of \$333,000 is recommended to mitigate potential project delays due to unforeseen conditions.

#### Designation and Authority

Designating the County Executive, or their designee, as the Owner's Authorized Representative with the authority to issue change orders as necessary will streamline project management and minimize administrative delays and costs to the County.

## **CHILD IMPACT**

This action would have a positive impact on children and youth, particularly those whose families are impacted by sexual assault, through the **Every Child Safe** indicator as the new remodel will support safe and stable families during times of crisis.

## **SENIOR IMPACT**

This action would have no impact on seniors.

## **SUSTAINABILITY IMPLICATIONS**

This action would have no impact on sustainability.

## **CONSEQUENCES OF NEGATIVE ACTION**

The project would not be awarded at this time.

## **STEPS FOLLOWING APPROVAL**

Assign a Contract Number immediately upon approval of project and provide the number to Gail King of the SCVMC Facilities Department, and Cindy Bondi, Jule Lueders, and Marsh Mendez of County of Santa Clara Health System.

## **ATTACHMENTS:**

- 118219-1267 Bldg W Refresh Project
- Doc 00-50-50 Notice of Recommendation to Award – Building W Refresh signed