



Board Agenda Item 34

DATE: April 8, 2025

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Award Contract 24-S-03 Probation Tenant Improvement

RECOMMENDED ACTION(S):

- 1. Adopt plans and specifications for Contract 24-S-03 Probation Tenant Improvement and award to the lowest bidder Fortune-Ratliff General Contractors, Inc., 352 West Bedford Suite 107, Fresno, CA 93711, in the total amount of \$2,377,711.00; and**
- 2. Authorize the Director to execute contract change orders for Contract 24-S-03, in the amount of the Director's allowance of \$131,385 pursuant to Public Contract Code 20142 for contract change orders, and not to exceed a total change order limit of \$190,216 or approximately 8% of the total compensation payable under Contract 24-S-03.**

Approval of the recommended action will authorize the award of a County-funded Capital project. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

If the first recommended action is not approved, the project will be delayed or will not be constructed. If the second recommended action is not approved, some portions of construction could be delayed due to the time required to return to the Board for approval of individual change orders.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. The maximum anticipated construction cost for the project, based on the low bid and including the Director's allowance for a maximum change order limit of \$190,216, is \$2,567,927. Sufficient funds to cover the cost of construction are included in the Department of Public Works and Planning - Capital Projects Division Org 8872 FY 2024-25 Adopted Budget.

DISCUSSION:

The County of Fresno purchased the property located at 200 W. Pontiac Way on January 2, 2024, in order for the Probation Department to consolidate their Adult Services to one location. The site and existing building require modifications in order to accommodate the 250 Probation employees that will relocate to the new building. The work will occur in two phases, the first modifying the existing office space, and second, a future conversion of the warehouse space into office space.

On February 20, 2024, the Board adopted a budget resolution to appropriate \$3,000,000 in funds for the

renovations and other improvements around the building in addition to the \$18,000,000 approved by the Fresno County Community Corrections Partnership.

In Phase 1 of this contract, the existing offices will be modified to address code compliance and to serve the needs of the Probation Department including new flooring, painting, and ceilings throughout the building. Lighting and restrooms will be replaced and renovated and the parking lot will also get resealed and restriped with new accessibility upgrades leading up to the building.

Phase 2 of the project will include a warehouse to office conversion with plumbing, mechanical, and electrical upgrades and will commence after Phase 1 is complete.

The project was advertised on January 14, 2025, and a bid opening was held on February 13, 2025. Five bids were received. The low bid of \$2,377,711.00, from Fortune-Ratliff General Contractors, Inc., was \$1,216,761.01 or 33.9% lower than the architect's estimate of \$3,594,472.01.

A list of bidders and their respective bid amounts is shown below:

<u>Bidder</u>	<u>Bid Amount</u>
Fortune-Ratliff General Contractors, Inc.	\$2,377,711.00
GC Builders	Non-responsive
Rakkar Development and Construction	\$2,700,000.00
Ardent General, Inc.	\$2,839,000.00
Better Enterprises, Inc.	\$2,989,985.00

The bid from GC Builders had the bid amount written on the outer envelope and not on the Proposal Form. As a result, they were non-responsive.

Plans and Specifications were prepared by Robina Wright Architects & Associates and are on file with the Department. Department staff has determined that no California Environmental Quality Act (CEQA) review is necessary on this project, as it is an existing building. It is anticipated that construction will commence in Spring 2025 and will be completed in Fall 2025.

CEQA

Staff has determined that this project is exempt from the provisions of CEQA, therefore a Notice of Exemption (NOE) has been filed pursuant to CEQA Section 15301(a) - Existing Facilities.

REFERENCE MATERIAL:

BAI #34, February 20, 2024

ATTACHMENTS INCLUDED AND/OR ON FILE:

Location Map
Bid Summary

CAO ANALYST:

Salvador Espino