



Board Agenda Item 41

DATE: April 22, 2025

TO: Board of Supervisors

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

SUBJECT: Award Contract 24-S-09 DBH Olive Avenue Campus Remodel

RECOMMENDED ACTION(S):

- 1. Adopt plans and specifications for Contract 24-S-09 DBH Olive Avenue Campus Remodel and award to the lowest bidder BMY Construction Group, Inc., 5485 E. Olive Avenue, Fresno, CA 93727, in the amount of \$17,687,000; and**
- 2. Authorize the Director to execute contract change orders for Contract 24-S-09, not to exceed \$210,000 for any one change order pursuant to Public Contract Code 20142, and not to exceed a total change order limit of \$1,238,090 or approximately 7% of the total compensation payable under Contract 24-S-09.**

Approval of the recommended actions 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 your Board for approval of individual change orders.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. 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 \$1,238,090, is \$18,925,090. Sufficient appropriations and estimated revenues are included in the Department of Public Works and Planning - Capital Projects Division Org 8872 FY 2024-25 Adopted Budget.

DISCUSSION:

The Department of Behavioral Health (DBH) building is a 115,000 square foot office building located at 5555 E. Olive Avenue, Fresno, CA 93727. It was purchased from AT&T Services, Inc. for \$9,500,000, approved by the Board on October 20, 2020. The building was selected to consolidate a variety of DBH services currently operating at different sites and include, but are not limited to, psychotherapy, treatment, medication services, psychiatry services, assessment, crisis intervention, case management, other support services, staff office spaces, and outpatient spaces for youth and adults.

This project was initially advertised as a design-build procurement, and a request for qualifications was issued on July 12, 2023. During the second phase of the procurement process, a request for proposals was issued on November 8, 2023, but withdrawn on January 12, 2024, due to most of the contractors withdrawing from the process, citing funding and scheduling issues. The project has been subsequently changed to a traditional design-bid-build procurement, which is occurring in two phases. The first phase addresses the immediate need to replace the roof and repair the exterior brick and concrete wall façades, for which a contract was awarded by the Board on December 17, 2024. This is the second phase of renovating the building. The work to be done consists, in general, of remodeling the building interior to provide adult and children behavioral health service suites, adult and children urgent care suites, medical and records support suites, a multi-purpose/childcare suite, and staff offices. This project also includes site repairs including, but not limited to, new parking paving and accessibility upgrades.

The project was advertised on January 28, 2025, and a bid opening was held on March 6, 2025. Seven bids were received. The low bid of \$17,687,000, from BMY Construction Group, Inc., was \$9,639,395 or 35.28% lower than the architect's estimate of \$27,326,395.

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

<u>Bidder</u>	<u>Bid Amount</u>
BMY Construction Group, Inc.	\$17,687,000
Marko Construction Group, Inc.	\$19,200,942
Katch Environmental Inc., dba Katch General	\$19,780,000
AMG & Associates, Inc.	\$19,939,000
Bobo Construction, Inc.	\$20,137,690
Better Enterprises, Inc.	\$20,987,127
Davis Moreno Construction, Inc	\$21,100,000

Plans and Specifications were prepared by Department staff, Provost & Pritchard Consulting Group, Lawrence Engineering Group, and Electrical Power Systems, and are on file with the Department.

The Department has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA), Public Resources Code 21000, et seq., under 15301 (Existing facilities) and has filed a Notice of Exemption with the Office of the Fresno County Clerk.

The commencement of the project is contingent on the completion of the roof replacement and exterior repairs phase. It is anticipated that construction will begin in Summer 2025 and be completed in Fall 2026.

REFERENCE MATERIAL:

BAI #73, December 17, 2024

BAI #6, October 20, 2020

ATTACHMENTS INCLUDED AND/OR ON FILE:

Bid Summary

Location Map

CAO ANALYST:

Salvador Espino