

**OUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE 12/11/2012	(3) CONTACT/PHONE Janette Pell, Director General Services Agency Director 781-5200 Chief Reid, Sheriff's Office 781-4500	
(4) SUBJECT Update on Women's Jail Expansion Project.			
(5) RECOMMENDED ACTION It is recommended that the Board receive the presentation on the current status of the Women's Jail Expansion project.			
(6) FUNDING SOURCE(S) Funded using Detention Facility Reserves	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input checked="" type="checkbox"/> Board Business (Time Est. 15 min.)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date 7/18/2006; 7/17/2007; 12/4/2007; 1/29/2008; 3/11/2008; 9/21/2010; 2/22/2011; 12/13/2011; 4/10/2012; 6/19/2012; 8/28/2012	
(17) ADMINISTRATIVE OFFICE REVIEW Vincent Morici			
(18) SUPERVISOR DISTRICT(S) District 2 -			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services / Janette Pell  
781-5200

DATE: 12/11/2012

SUBJECT: Update on Women's Jail Expansion Project.

## **RECOMMENDATION**

It is recommended that the Board receive the presentation on the current status of the Women's Jail Expansion project.

## **DISCUSSION**

The County's project to expand the women's jail project is funded in part by AB 900, the Public Safety and Offender Rehabilitation Act of 2007. The County was a successful applicant in the competitive process that allocated these funds. The County was awarded approximately \$25 million in AB 900 funds which amount to 75% of the estimated construction expense for the women's jail expansion project. Expenses related to project administration, design, permits and construction management are not eligible to be funded with AB 900 funds. However, these expenses do count toward the County's obligatory contribution of matching funds associated with the State requirements for the use of AB 900 funding for construction of local correctional facilities.

The women's jail expansion project is a large and technically complex project that has required considerable application of staff resources. The rigorous project timeline and the crucial funding source from the State, it is important for the project to remain on schedule.

### **Background**

The Women's Jail project was established to address overcrowding conditions for female inmates being held in custody at the San Luis Obispo County Jail. The project is designed to accommodate 108 female inmates single bunked or approximately 198 female inmates when double bunked. Currently, the women's jail has a rated capacity of 43 female inmates and consistently operates at levels which far exceed the capacity. From FY 2007-08 through FY 2008-09, the women's jail population averaged 73 female inmates. In October 2011 the State instituted the realignment of State inmates under AB 109 which has resulted in the female jail population increasing to an average of 89 inmates, more than double the rated capacity.

There are four major components included in the Women's Jail Expansion Project:

1. **Women's Housing Unit:** The new women's jail housing unit will be approximately 38,000 square feet and is estimated to cost \$27.5 million. The housing unit includes space to provide programs that assist inmates in avoiding recidivism.
2. **Medical Facility:** The new medical facility will be approximately 7,400 square feet and is estimated to cost \$6 million. The facility will serve both men and women inmates and will include offices and meeting space which can be used for inmate rehabilitation programs.
3. **Security System:** A new security system upgrade is needed for the entire jail complex is estimated to cost \$2.9 million. Replacement of the existing jail security system is a high priority and is required regardless of whether the women's housing unit and medical facility is constructed.

4. Processing Center: The proposed project to expand and remodel the existing Intake Release Center (IRC) at the jail is an optional component of the project and has an estimated cost of \$5.5 million.

State AB 900 funding can, in part, be used for the construction of the Women's Housing and Medical Unit. The overall security system will be funded with County funds; the Intake Release area will be a bid alternative and depending on cost may or may not be recommended for construction.

## **Project Status**

The following identifies the current status of major actions that have been completed or are nearing completion and the schedule of future major actions necessary to bring the project through the bidding phase.

### Current Status

The following actions have been completed or are nearing completion.

1. Project Delivery and Construction Agreement with CDCR was approved by the Board of Supervisors on April 10, 2012 and by the State Public Works Board on May 11, 2012.
2. The following documents were approved by the Board of Supervisors on June 19, 2012 and by the State Public Works Board on October 10, 2012:
  - The Ground Lease from the County of San Luis Obispo to the Department of Corrections and Rehabilitation (CDCR)
  - Easement Agreement for Grants of Access, Utilities, and Repairs from the County of San Luis Obispo to the CDCR
  - CDCR's grant of a Right of Entry for Construction and Operation to the County of San Luis Obispo
  - Easement Agreement for Utility Transmission Facilities between the County of San Luis Obispo and the State of California
3. Construction documents are nearing completion pending final modifications to plans and specifications. Constructability reviews have been completed. Independent review of construction costs has been completed and costs are consistent with prior estimates.
4. Cannon Corporation is being hired to provide necessary project management expertise of this large and complex project, assist in the development of the prequalification process, and critically assess the project schedule and milestones.
5. Procurement of a qualified construction management firm to oversee and manage all aspects of the construction for the project. The time frame of activities for this function is below.
  - Statement of Qualifications to select a project construction management firm was released on October 24, 2012.
  - Proposals from vendors received on November 20, 2012.
  - Vendor selection expected by December 17, 2012. This will be followed by contract negotiations with contract anticipated to be brought to the Board of Supervisors for approval in February of 2013.
6. Pre-Qualification Process to prequalify contractors for this project has been developed and is being brought to the Board of Supervisors for approval on December 18, 2012. Board approval of the prequalification process is required pursuant to Public Contract Code 20101. Prequalification of contractors helps assure that contractors who bid on the project have sufficient expertise and resources to carry out the project. See attachment C for more detail.
7. Work to meet environmental and regulatory requirements continues. This work includes the preparation of necessary permit applications required by the Regional Water Quality Control Board, Army Corp of Engineers, and State Fish and Game. Several applications have been submitted and the additional applications will be submitted when completed.

## Next Steps

This project continues to be a high priority for the County. The following are critical next steps:

1. Select Construction Manager to oversee and manage all project construction. This is scheduled to be completed in February 2013.
2. Pre-Qualification of Contractors (see attachment C for additional details)
  - Release the Pre-Qualification packages on December 19, 2012 for General Contractors and Subcontractor trades such as mechanical, electrical, detention equipment, elevators, and security electronics.
  - Proposals from General Contractors and Subcontractors are due in January 2013.
  - Assess and create Pre-Qualification list by February 2013.
3. Prepare RSOQ (Request Statement of Qualification) Documents, Release, Receive SOQ Submittals and Select Consultants for Inspector of Record, SWPPP Monitoring, and Testing and Special Inspections. This will be handled by the Construction Manager between February and September 2013.
4. Bid Package
  - Obtain updated final approval from the State Fire Marshall and Board of State and Community Corrections of plans/specifications due to various corrections and changes to the bid documents. The documents were revised as a result of a quality control review by AECOM, constructability review by HOK, and plan check review by Willdan Group, Inc.
  - Obtain State Pooled Money Investment Board approval on April 17, 2013.
  - Obtain State Department of Finance approval in May 2013.
  - Obtain Board approval authorization to bid May 2013
  - Release Bid package in May 2013.
  - After bids are received by County and lowest responsible bidder is determined, the State Department of Finance reviews all bids and confirms approval of apparent low bidder.
  - Board approves low bidder and awards a construction contract.
5. Construction intended to begin September 2013.
6. Completion of construction is anticipated to be May 2016.

The Women's Jail project is a technically challenging project. Although the State will be providing approximately \$25 million in lease revenue bond for construction, the rules and requirements associated with this funding source increases the complexity associated with developing this project.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

The WJE Steering Committee with participants from the Sheriff's Office, Auditor-Controller, County Administrative Office, County Counsel, and GSA provided input into the presentation and has been actively involved in conducting project oversight.

## **FINANCIAL CONSIDERATIONS**

The following summarizes in broad terms the overall anticipated expense and sources of funding for the project. Construction costs for the Women's Jail and Medical Facility are eligible for approximately \$25.1 million in State funding. The County's share of cash funding for the Jail Housing Unit and Medical Facility is estimated at \$7.1 million. Funding for the new Security System has been identified and the security component will be included with the State funded components. Funding for the IRC construction has not been identified. Construction is estimated to be \$5.5 million. This project component would only be recommended if there were sufficient savings in other areas of the project.

**Total Project Costs and Funding Sources**

<b><u>Facility</u></b>	<b><u>Est. Cost</u></b>	<b><u>State Funding</u></b>	<b><u>In Kind Match</u></b>	<b><u>County Cash Funding</u></b>
Housing Unit	\$27.5 M	\$25.1 M	\$1.3 M	\$7 M
Medical Facility	\$6 M			
Security System	\$2.9 M	-	-	\$2.9 M
<b>Total</b>	<b>\$36.4 M</b>	<b>\$25.1 M</b>	<b>\$1.3 M</b>	<b>\$9.9 M</b>
Optional IRC	\$5.5 M	-	0	\$5.5 M*
<b>Total with Option</b>	<b>\$41.9 M</b>	<b>\$25.1 M</b>	<b>\$1.3 M</b>	<b>\$15.4 M</b>

General Services Agency will provide regular updates as the WJE project progresses. When thorough bid documents and qualified general contractors are selected, a more comprehensive cost estimate for the WJE project will be provided to your Board.

**RESULTS**

It is intended that the Women’s Jail Expansion Project will continue to progress with the expanded capacity of the women’s jail by up to 155 beds, alleviate overcrowding conditions and provide capacity for the future. It will also provide improved medical facilities for both male and female inmates, additional space for rehabilitation programs such as counseling and education. Replacement of the entire electronic security system within the existing jail complex could potentially result in reduced maintenance and repair costs and will improve jail security. The County would offset approximately \$25.1 million of the expense for the new facilities by use of the State grant funds. The facility improvements will contribute to a safer community.

**ATTACHMENTS**

- A - Chronology of Board Actions
- B - Vicinity Map
- C - Overview of Pre-Qualification Process