

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

(1) DEPARTMENT General Services Agency		(2) MEETING DATE 08/13/2013	(3) CONTACT/PHONE Janette Pell, General Services Agency, Director 805/781-5200		
(4) SUBJECT Request to receive and file the project update, adopt contract documents (Clerk's File), approve the incorporation of specifications for materials, products and control systems and authorize processes for public bidding for construction services for the Women's Jail Expansion project located at 1585 Kansas Avenue, San Luis Obispo, CA. Set bid opening date for Thursday September 26, 2013.					
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Receive and file project update; 2. Adopt the Contract Documents (Clerk's File) and authorize the County Clerk to advertise to receive bids for construction services for the Women's Jail Expansion; 3. Make the findings that particular materials, products and control systems that are components of the proposed construction of the Women's Jail Expansion are to be designated by specific brand names or trade names to match other materials, products and control systems in use in other facilities within the County, as authorized by the Public Contract Code, Section 3400(c)(2); 4. Direct staff to set forth the brand name findings in the Invitation to Bidders, and incorporate the requirements for the particular material, products and control systems into the bid documents; 5. Instruct the County Clerk to give Notice to Bidders, call for sealed bids no later than 3:00 PM on September 26, 2013; and 6. Authorize the General Services Agency Director to adjust the bid date if necessary and consistent with the noticing requirements as set forth in Public Contract Code, Section 22037. 					
(6) FUNDING SOURCE(S) Housing Unit, Medical Facility and Security System Total is \$38.7 M State lease revenue bonds: \$25.1 M, County Funds \$7.0 M from Detention Facility Reserves, and \$5.3 M TBD (may use other reserves), In-Kind Match: \$1.3 M IRC/Sally Port (optional) \$7.6 M – Funding not yet defined		(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? Partially budgeted	
(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. <u>30</u>)					
(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) N/A			(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A		
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No		(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Dates: 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; 12/11/2012; 12/18/2012; 03/26/2013; 04/02/2013		
(17) ADMINISTRATIVE OFFICE REVIEW Vince Morici					
(18) SUPERVISOR DISTRICT(S) District 2					



County of San Luis Obispo

TO: Board of Supervisors

FROM: General Services Agency / Janette Pell, 781-5200
Sheriff's Office/Chief Rob Reid, 781-4540

DATE: 08/13/2013

SUBJECT: Request to receive and file project update, adopt contract documents (Clerk's File), approve the incorporation of specifications for materials, products and control systems and authorize processes for public bidding for construction services for the Women's Jail Expansion project located at 1585 Kansas Avenue, San Luis Obispo, CA. Set bid opening date for Thursday, September 26, 2013.

RECOMMENDATION

It is recommended that the Board:

1. Receive and file project update;
2. Adopt the Contract Documents (Clerk's File) and authorize the County Clerk to advertise to receive bids for construction services for the Women's Jail Expansion;
3. Make the findings that particular materials, products and control systems that are components of the proposed construction of the Women's Jail Expansion are to be designated by specific brand names or trade names to match other materials, products and control systems in use in other facilities within the County, as authorized by the Public Contract Code, Section 3400(c)(2);
4. Direct staff to set forth the brand name findings in the Invitation to Bidders, and incorporate the requirements for the particular material, products and control systems into the bid documents;
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6. Authorize the General Services Agency Director to adjust the bid date if necessary and consistent with the noticing requirements as set forth in Public Contract Code, Section 22037.

DISCUSSION

The purpose of this report is to (1) provide an update on the progress of the Women's Jail Expansion (WJE) project and (2) request authorization to issue bid documents for the construction of the WJE project. In summary, the project remains on schedule and is ready to move forward to the bidding phase for the construction of the facilities. It is recommended that the Board receive the report and authorize bidding for construction of a new housing unit, medical facility, and security system for the entire jail complex at 1585 Kansas Ave and Intake/Release Center (IRC) and Sally Port (optional).

Background

The Women's Jail Expansion project is intended to mitigate long standing issues associated with overcrowding. The formal development of this project began in 2006. In 2008, the County was successful in obtaining \$25.1 million in State funding made available by the Public Safety and Offender Rehabilitation Act (AB900).

The \$25.1 million award of AB 900 funds covers 75% of the original estimate for project expenses for the housing unit and medical facility identified in the application for the State funds. The funds reimburse the County for construction expenses. Expenses related to project administration, design, permits and

construction management count toward the County's obligatory contribution of matching funds but are not eligible to be directly funded with AB 900 funds.

The attached project chronology (Attachment A) provides details of Board of Supervisors' actions related to the project to date.

The project currently consists of three components. The first two are part of the base bid. The third component is optional.

Base Bid:

1. A new housing unit and a new medical facility that includes programming space that will serve the entire jail complex. (Eligible for State funding.)
2. A new security system to serve the entire jail complex. The new system will replace an aging security system that uses outdated and unsupported technology. (Partially eligible for State funding.)

Optional Bid:

3. Remodel of the existing IRC and Sally Port. (Not eligible for State funding.)

The optional bid items would only be pursued if it is financially feasible to do so in the case that bids are lower than estimated and funding is available for the optional component.

Only the housing unit, medical facility, and the portion of the security system associated with those units are eligible for the AB 900 funding. The security system for the existing jail is to be funded with County dollars. The IRC/Sally Port, which is the optional bid item, also relies entirely on County funds.

Project Status

In March 2013, staff provided a status update of the WJE project that included an updated cost estimate and schedule. The project cost estimates have not changed since the last update and revised project costs will be identified once bids are submitted. The project has remained on schedule with a Notice to Proceed expected to be issued sometime in December 2013.

Schedule

The following major tasks were completed since the last update in March:

- Signed a contract on April 2, 2013 with Arcadis to provide Construction Management services.
- Completed the Pre-qualification of general contractors and sub-contractors of specified specialty trades. See Attachment B for the details on the process and a listing of qualified general and specialty sub-contractors.
- Obtained final approval from the State Fire Marshall and Board of State and Community Corrections of plans/specifications.
- Obtained project approval on July 17, 2013 from the State Pooled Money Investment Board.
- Obtained the final plans and specifications for bid from Architect/Engineer, AECOM.
- Acquired several key environmental permits and remaining permits have been incorporated into the project plan.

The following are upcoming major tasks:

- August 13, 2013 (today), obtain Board approval for authorization to bid and release bid package.
- August 20, 2013, obtain Board approval of the California Department of Fish and Wildlife Streambed Alteration Agreement.
- October 22, 2013

- Conditionally award a construction contract to the low bidder
 - The Board will be asked to approve the construction contract prior to the County obtaining final approval from the State Department of Finance (DOF). The contract will take effect upon approval from the DOF.
 - Approve a contract for Commissioning Agent services.
 - Approve a contract for Construction Inspection / Inspector of Record services.
 - Approve a contract for Construction Testing and Inspection Services.
 - Approve an amendment to AECOM contract for Construction Administration.
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- November 6, 2013, estimated date for DOF approved bids to the DOF for final review and approval of all bids and confirmation of apparent low bidder.
 - December 4, 2013, issue Notice to Proceed based upon approval from DOF (AB 900 requires contract completion of 36 months for base bid construction start date.)
 - July 17, 2015, substantial completion of the Housing Unit and Security System.
 - April 18, 2016, substantial completion of the Medical Facility.
 - November 2016, substantial completion of IRC/Sally Port if option is authorized.

Bidding

Bid Documents

AECOM is responsible for architectural and engineering services and has prepared construction documents for the WJE project that are ready for issuance. The action requested by the Board is to approve the bid documents so that they may be released to allow bidding by general contractors who have been pre-qualified for this project.

Included in the staff recommendation is a request for the Board to approve findings pursuant to Public Contract Code Section 3400 related to including specifications for the use of particular materials. This will allow for certain components and materials to be designated by brand names as set forth in Attachment C. The list includes products and systems such as door hardware, building automation, and fire alarm systems. These products form a major part of the existing County facility infrastructure and are a significant investment at existing County facilities. Standardization will allow the County to maintain compatibility and maximize staff effectiveness in servicing these systems. Allowing a contractor or vendor to replace the existing systems and implement alternative products could result in greater costs to the County related to ongoing future maintenance and replacement of the systems.

Notice to Qualified Bidders

With the completion of the design process, it is recommended that the Board authorize bidding for construction of a new housing unit, a new medical facility, and a new security system to serve the entire jail complex located at 1585 Kansas Avenue, San Luis Obispo, CA. The bid documents include alternates for construction of a remodel of the existing IRC and Sally Port. The bid alternates may be recommended for inclusion in the construction contract at the sole discretion of the County. Acceptance of the bid alternates will require future approval of the Board. Bids will only be accepted from the pre-qualified general contractors as listed in Attachment B.

General Services will return to the Board to request conditional award of the construction contract and a request for a budget augmentation for construction and associated specialty contracts for services during construction and closeout phases.

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.

County Counsel is providing legal guidance on all aspects of the WJE project and has reviewed the bid documents for form and legal effect.

FINANCIAL CONSIDERATIONS

The following table summarizes in broad terms the overall anticipated costs and sources of funding for the project. Construction costs for the housing unit and medical facility are eligible for \$25.1 million in State funding. The figures in this table have not changed since the Board's last update in March 2013.

The County's share of costs for the base bid components, including the housing unit, medical facility and security system, is estimated at \$12.3 million. The funding for the original project included \$7 million in detention facility reserves. This amount provides the cash match portion of the cost for the housing unit and medical facility component of the project. As previously discussed in March, it is estimated that an additional \$5.3 million of County-only funding will be needed for the Security System to complete the base bid component. Funding for this component of the project has not yet been identified. Options for funding this component will be presented when this project returns to your Board to request authorization to award the construction contract in October 2013.

Funding for the IRC/Sally Port construction has also not been identified. The estimated cost for construction of this component of the project is \$7.6 million. This component will only be recommended if there is sufficient savings in the base bid component to warrant moving forward with the IRC/Sally Port component of the project.

The base bid project (women's jail housing, medical facility and new security system) will require a total of \$12.3 million in cash match and the County has already set aside \$7 million of this amount in detention facility reserves. A recommendation to fund construction of the optional IRC/Sally Port component would only be considered if the bids are very favorable and the County cash cost that would be significantly less than the \$19.9 million total with option County cash match identified in the table below.

Table Showing Revised Project Costs and Funding Sources					
(Number are in the Millions of Dollars)					
Costs		Funding			
Component	Est. Cost	State Funding	In-Kind Match	Cash Match	Funding Total
Housing Unit and Medical Facility	\$ 33.4	\$ 25.1	\$ 1.3	\$ 7.0	\$ 33.4
Security System*	\$ 5.3			\$ 5.3	\$ 5.3
Total Base Bid	\$ 38.7	\$ 25.1	\$ 1.3	\$ 12.3	\$ 38.7
Optional IRC/Sall Port	\$ 7.6			\$ 7.6	\$ 7.6
Total with Option	\$ 46.3	\$ 25.1	\$ 1.3	\$ 19.9	\$ 46.3

* The portion of security system that is eligible for AB 900 funding is captured in the \$25.1 million in State funding identified for the housing unit and medical facility. The shaded areas denote additional funding .

The WJE will have approximately \$350,000 in expenditures from August 2013 through October 2013, the projected time frame for advertisement and award of the construction contract. The costs include architectural and engineering services during bidding, project management, permitting and environmental compliance, and staff time.

The annual cost for the additional staff needed to operate the new Women's Jail was estimated to be approximately \$1.4 million. When the WJE project was first approved by the Board, staffing and operational costs were to be entirely funded with County dollars. As a consequence of Realignment in 2011, AB 109 provides funding to local governments to offset additional costs associated with housing state inmates to local correctional facilities. According to the Sheriff's Office, many of the new Correctional Deputies necessary to operate the new Women's Jail have already been hired through the AB 109 program. The new staff currently oversees a women's honor farm housed in modular buildings. These staff will be shifted to the new jail facility when constructed. The Sheriff's Office estimates that AB 109 will fund approximately \$1.4 million of the additional annual cost for staff, food, clothing, and other operational costs necessary to run the new jail. The annual operating cost to the General Fund is expected to be substantially less than the amount identified when the WJE project was originally approved.

General Services Agency will provide regular updates as the WJE project progresses. A revised cost estimate will be provided to the Board in October 2013 once construction bids are received.

RESULTS

The WJE project will expand the 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 and additional space for rehabilitation programs such as counseling and education. Replacement of the electronic security system is essential to the secure operation of the entire of jail. State funding will provide \$25.1 million and would offset approximately 75% of the cost for the housing unit, medical facility and security system associated with those units. The facility improvements will contribute to a safer community.

ATTACHMENTS

1. Vicinity Map
2. Attachment A – Chronology of Board Actions
3. Attachment B – Pre-qualification Process and Results
4. Attachment C – Specific Brand Name and/or Trade Names
5. Women's Jail Expansion Plans and Specifications (Clerk's File)