

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-6

Urgent  Routine

AGENDA DATE July 12, 2011

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the plans and specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project prepared by Lionakis, Inc. approved by the State Fire Marshal, the State Public Works Board, the Corrections Standards Authority, and the State Department of Corrections and Rehabilitation.
2. Approve the list of pre-qualified general contractors compiled by County Staff in connection with the Request for Statements of Qualifications process approved by the Board of Supervisors on May 17, 2011:

(Continued on Page 2)

FISCAL IMPACT:

On March 31, 2009, the Board of Supervisors acknowledged an award for up to \$18 million from the State of California to build a Juvenile Youth Treatment Facility (YTF) with funds provided by the State of California Department of Corrections 2007 Local Youthful Offender Rehabilitative Construction Funding (SB 81) and directed staff to negotiate a contract with the State.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-426

On motion of Supervisor O'Brien, Seconded by Supervisor DeMartini  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

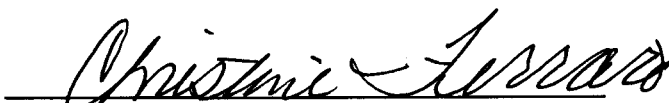
1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions

Page 2

**STAFF RECOMMENDATIONS: (Continued)**

- ACME Construction Inc. of Modesto, California;
  - Broward Builders, Inc. of Woodland, California;
  - BRCO Constructors, Inc. of Loomis, California;
  - C.T. Brayton & Sons, Inc. of Escalon, California;
  - Diede Construction, Inc. of Lodi, California;
  - F & H Construction of Stockton, California;
  - Flintco Pacific, Inc. of Roseville, California;
  - JL Bray and Son, Inc. of Salida, California;
  - Lathrop Construction Associates, Inc. of Benicia, California;
  - McCarthy Building Companies, Inc. of Roseville, California;
  - Roebbelen Contracting, Inc. of El Dorado Hills, California;
  - Seward L Schreder Construction, Inc. of Redding, California;
  - SOLPAC Construction, dba Soltek Pacific Construction Company of San Diego, California; and,
  - West Coast Contractors of Nevada, Inc. of Reno, Nevada.
3. Authorize the Project Manager to issue a notice inviting bids for the construction of the project and to set a due date of August 24, 2011 at 2:00 p.m., and for the Project Manager to modify the bid date if necessary.
  4. Authorize the Project Manager to accept and open bids on August 24, 2011, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a conditional award of the general construction contract subject to final approval by the California Department of Finance of a contract to the lowest responsible bidder.
  5. Authorize the Project Manager to issue a Request for Proposals for Code Required Testing Services, and to negotiate and execute a contract with the selected provider within the approved project budget.

**FISCAL IMPACT: (Continued)**

On December 21, 2010, the Board of Supervisors approved the financing plan for the SB-81 Juvenile Commitment Center Project, with a total estimated project budget of \$24,232,528. The primary sources of cash match funding include the original \$1.725 million in Public Facility Fees previously approved for use by the Board of Supervisors, and funding of \$2,732,528 from the Criminal Justice Facilities Fund. A non cash match of land valued at \$1,775,000 is also required to secure the State grant funding. The State of California will fund \$18,000,000 using a lease-revenue bond financing.

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions  
 Page 3

The previously approved Sources for funding include the following:

<b>Juvenile Commitment Center Sources</b>	<b>Amount</b>
<b>State Funding</b>	\$18,000,000
<b>Detention Public Facility Fees</b>	\$1,450,000
<b>Criminal Justice Public Facility Fees</b>	\$275,000
<b>Criminal Justice Facilities Fund</b>	\$2,732,528
<b>Land</b>	\$1,775,000
<b>Total</b>	<b>\$24,232,528</b>

<b>Juvenile Commitment Center Uses</b>	<b>Amount</b>
<b>Cash Uses for Design/Construction</b>	\$22,457,528
<b>Non-Cash Uses for Land/Site Acquisition</b>	\$1,775,000
<b>Total</b>	<b>\$24,232,528</b>

On April 19, 2011, in response to further requirements of the State of California to secure funding for the project, the Board of Supervisors approved a year-end carry over of \$75,000 in the Chief Executive Office Plant Acquisition budget for future year budgets to make 2nd Street Driveway improvements prior to the construction completion of the SB-81 Juvenile Commitment Facility in Budget Year 2012-2013.

The Project has been approved by the State of California, Corrections Standards Authority, the California Department of Corrections and Rehabilitation, the Department of Finance, the State Public Works Board and the State Pooled Money Investment Board and is ready to be bid. Upon successful receipt of a low bid within the project budget, the staff will return to the Board of Supervisors to recommend a conditional construction contract award and after final State approval to proceed, the County would then issue a Notice to Proceed to the successful low bidder.

**DISCUSSION:**

Overview

Stanislaus County is partnering with the State of California to build a 60-bed Juvenile Commitment Facility. The Board of Supervisors has approved proceeding with actions needed to construct a Juvenile Commitment Facility in Stanislaus County. The following task list highlights those tasks completed, as well as those tasks that will be completed through the course of construction and occupancy of the facility.

**Juvenile Commitment Facility Task List**

Tasks Completed:	Completion Date:
<input checked="" type="checkbox"/> Update Juvenile Justice System Needs Assessment .....	6/3/2008
<input checked="" type="checkbox"/> Application to State for SB81 Funding .....	1/27/2009
<input checked="" type="checkbox"/> Develop Juvenile Justice Facilities Master Plan .....	3/31/2009
<input checked="" type="checkbox"/> Receive Conditional Award of SB81 Grant funding .....	3/31/2009
<input checked="" type="checkbox"/> Select and Engage Architectural Services .....	1/12/2010
<input checked="" type="checkbox"/> Complete Schematic Design .....	8/3/2010
<input checked="" type="checkbox"/> Develop and Approve Project Financing Plan .....	12/21/2010
<input checked="" type="checkbox"/> Approve 30-year Operational/Staffing Plan .....	1/25/2011
<input checked="" type="checkbox"/> File CEQA Notice of Determination with County Clerk-Recorder .....	1/28/2011
<input checked="" type="checkbox"/> Submit Construction Drawings to State Fire Marshal .....	3/10/2011
<input checked="" type="checkbox"/> Receive Approval of Plans from Corrections Standards Authority .....	3/21/2011
<input checked="" type="checkbox"/> Receive Approval of Plans from County Dept. of Environmental Resources .....	3/31/2011
<input checked="" type="checkbox"/> Budget Funds for Driveway Improvements .....	4/19/2011
<input checked="" type="checkbox"/> Complete Due Diligence for Lease Revenue Bond Funding .....	4/19/2011
<input checked="" type="checkbox"/> Sign Project Delivery and Construction Agreement and CSA Agreement .....	4/26/2011
<input checked="" type="checkbox"/> File CEQA Notice of Determination with State Clearinghouse .....	4/27/2011
<input checked="" type="checkbox"/> Secure State Fire Marshal Approval of Plans .....	4/29/2011
<input checked="" type="checkbox"/> State Public Works Board Approves Project Scope, Cost, Schedule & Contracts .....	5/13/2011
<input checked="" type="checkbox"/> Negotiate Final Ground Lease, Easement Agreement, and Right of Entry .....	5/13/2011
<input checked="" type="checkbox"/> Issue Request for Statements of Qualifications from General Contractors .....	5/18/2011
<input checked="" type="checkbox"/> Closure of 30-Day Filing Period for California Environmental Quality Act (CEQA) Notice of Determination with the State Clearinghouse .....	5/27/2011
<input checked="" type="checkbox"/> State Public Works Board Approves Ground Lease, Easement Agreement and Right of Entry .....	6/10/2011
<input checked="" type="checkbox"/> Funding Approval from Pooled Monies Investment Board and DOF .....	6/15/2011
<input checked="" type="checkbox"/> Received 20 General Contractors Statement of Qualifications for Pre-Qualification .....	6/16/2011
<input checked="" type="checkbox"/> Recommend Pre-Qualification to Board of Supervisors .....	7/12/2011
<input checked="" type="checkbox"/> Recommend Final Design to Board of Supervisors .....	7/12/2011

Tasks to Be Completed:

- Board Approves Construction Documents and Authorization to Proceed to Bid
- Receive Bids
- Board Conditional Award of Construction Contract
- DOF Action to Award Construction Contract
- Issue Notice to Proceed with Construction
- Completion of Construction
- Commissioning and Occupancy

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions  
Page 5

### Background

On March 31, 2009, the Board of Supervisors acknowledged an award for up to \$18 million from the State of California to build a Juvenile Youth Treatment Facility (YTF) with funds under the Department of Corrections 2007 Local Youthful Offender Rehabilitative Construction Funding (Senate Bill 81) and directed staff to negotiate a contract with the State.

The Board also approved the Juvenile Justice Facilities Master Plan which provided the County with a road map to guide the planning of its juvenile detention housing and support facilities for the next three decades, through year 2038 as outlined below.

#### Juvenile Justice Facilities Master Plan:

- Proposed a Youth Treatment Facility to house and rehabilitate court-committed juveniles, for which the County has no dedicated facilities;
- Secured State funding available through SB 81 to fund the first phase of the Youth Treatment Facility; and,
- Established a plan to solve the County's short- and long-term juvenile detention bed needs through year 2038.

The original project budget for first phase of the Youth Treatment Facility was estimated to be \$24.1 million.

On January 12, 2010, the Board of Supervisors approved retaining the Lionakis, Inc. firm for professional design services for the development of plans and specifications for the construction of a new Juvenile Commitment Facility for the lump sum amount not to exceed \$1.9 million for all five phases of the project. The Board also authorized contracting for professional services for Surveying, Soils Engineering, Phase I and II Environmental Engineering, Property Appraisal, Construction Management, and Environmental Impact Reviews necessary for the project.

On August 3, 2010, the Board of Supervisors approved the schematic design as prepared by Lionakis, Inc. The project consisted of a stand-alone 46,998 square foot Juvenile Commitment Center with the required outdoor recreation yard, a new parking lot to accommodate the facility staff and visitors, and a small amount of landscaping. The Juvenile Commitment Center included one 30-bed housing unit and two 15-bed housing units with a mix of single and double sleeping rooms, and 4-bed dormitory-type rooms. The facility includes code required medical screening, interview rooms classrooms, multi-purpose space, a culinary program classroom, food service and various support spaces for staff services. At that time, staff reported they would return

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions  
Page 6

to the Board to recommend a financing plan for the construction of the Juvenile Commitment Center Project.

On December 21, 2010, the Board of Supervisors approved the financing plan for the SB 81 Juvenile Commitment Center Project, with an estimated project budget of \$24,232,528. The Board of Supervisors authorized the Project Manager to submit the project financing plan and negotiate the Construction Agreement and the Project Delivery and Construction Agreements with the State of California for the construction of the Juvenile Commitment Center. The Board directed staff to return with the final negotiated Agreements with the State for final consideration before a recommendation is made to proceed to construction.

On April 19, 2011, in response to final requirements of the State of California to secure funding for the project, the Board of Supervisors approved funding of an additional \$75,000 from existing budgeted funds for driveway improvements needed for the Juvenile Commitment Center.

On April 26, 2011, the Board of Supervisors approved, and authorized the Chairman to sign, the Project Delivery and Construction Agreement (PDCA) by and among Stanislaus County, the State Public Works Board, the Department of Corrections and Rehabilitation, and the Corrections Standards Authority of the State of California, as well as the Construction Agreement between Stanislaus County and the Corrections Standards Authority of the State of California for SB 81. The Board also authorized the Project Manager and County Counsel to negotiate and execute on behalf of the County, and in substantially the same form provided, Exhibits to the PDCA. Those Exhibits included Exhibit A, Project Scope, Cost and Schedule Description; Exhibit B: Form of Ground Lease; Exhibit C: Form of Right of Entry for Construction and Operation; Exhibit D: Form of Facility Sublease; Exhibit E-1: Description of the Participating County Funding Cash Match; Exhibit E-2: Description of the Participating County Funding In-Kind Match.

On May 13, 2011, the State Public Works Board approved the conceptual plan, scope, schedule and budget for phase one of the Juvenile Commitment Facility project (Attachment 1); and approved the Construction Agreement (CA) and Project Delivery and Construction Agreement (PDCA) by and among Stanislaus County, the State Department of Corrections and Rehabilitation, the Corrections Standards Authority, the Department of General Services, and the State Department of Finance. The State Public Works Board took further action on June 10, 2011 to approve the final plans and specifications prepared by Lionakis, Inc. for the Project and to approve the Ground Lease referenced in the preceding paragraph (Attachment 2).

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions  
Page 7

On May 17, 2011, the Board of Supervisors approved the issuance of a Request for Statements of Qualification (RFSOQ) for the Pre-Qualification of General Contractors for the Juvenile Commitment Center project.

The Notice of Determination was filed with the State Clearinghouse on April 27, 2011. On May 27, 2011, the 30-day filing period of the Notice of Determination as required by the California Environmental Quality Act (CEQA) was closed without further comments.

On June 15, 2011, the State Pooled Money Investment Board (PMIB) authorized the use of pooled State funds to provide interim financing for the project, the first such SB 81 project to be funded in the State. (Attachment 3) The Pooled Money Investment Board allocates funds by the Fiscal Year only. The initial allocation approved is \$6,826,000. The California Department of Corrections and Rehabilitation will return to the PMIB for additional funding increments as the Project progresses, approximately every 12 months. The PMIB's approval of the use of pooled State funds for the interim financing of the project creates a nexus for the County to proceed to the Bid and Award Phase of the Project.

### **Next Recommended Actions**

The next critical steps for the project recommends that the Board of Supervisors approve five key actions that will ensure the project proceeds to the Bid and Award Phase of the Project including the following:

1. *Approve the plans and specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project prepared by Lionakis, Inc. as approved by the State Fire Marshal and approved by the State Public Works Board.*

The final design documents are complete and are aligned with the initial design approved by the Board of Supervisors. These plans have also been through an exhaustive approval process beyond the County's process now having been approved by the Corrections Standards Authority, the State Fire Marshal, the State Department of Corrections and Rehabilitation, and the State Department of Finance. (Attachment 4: Overall Site Plan, Attachment 5: Overall Plan, Attachment 6: Overall Elevations)

The Architect will make a presentation at the Board meeting of the final design scope.

2. *Approve the list of pre-qualified general contractors compiled by County Staff in connection with the Request for Statements of Qualifications process approved by the Board of Supervisors on May 17, 2011.*

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions

Page 8

On May 17, 2011 the Board authorized staff to issue a Request for Statements of Qualifications (RFSOQ) from General Contractors for pre-qualification to bid on this important project. Staff advertised in multiple local newspapers and trade journals, and sent letters to over 80 local General Contractors advising them of the request. In response, staff received 30 requests for the RFSOQ package. On June 16, 2011 staff received statements of qualifications from a large field of 20 General Contractors.

On June 17, 2011, in accordance with the Request for Statement of Qualifications, County staff from the Chief Executive Office, Probation Department, the Project Architect, and Legal Counsel (in an advisory capacity) conducted an extensive review of each of the twenty Statements of Qualifications received for this project. Each submission was carefully evaluated using a uniform system of rating bidders on objective criteria pursuant to the requirements of Public Contract Code Section 20101(b).

On June 29, 2011, all Contractors were notified in writing by the Project Manager of the County's Notice of Determination in connection with the prequalification process. Based on the results of the preliminary evaluation, 12 firms were notified that their firm would be recommended to the Board of Supervisors for pre-qualification, while eight were notified that their firm would not be recommended to the Board of Supervisors for pre-qualification for the project because they failed to meet the minimum qualification requirements in accordance with the Stanislaus County Request for Statements of Qualifications.

Pursuant to Public Contract Code 20101(d), those eight Contractors were afforded the opportunity to appeal the staff determination and to present evidence as to why they should be found qualified.

Five of the eight contractors waived their right to appeal by not providing a written notice prior to the deadline. Three of the eight contractors timely submitted a written appeal and were afforded the opportunity to make an oral statement. The materials submitted by two of the three appealing contractors corrected, clarified and satisfied County staff's concerns regarding the criteria initially relied upon for their preliminary disqualification. Information obtained regarding the 3<sup>rd</sup> appealing contractor confirmed County staff's initial disqualification decision and provided additional, independent grounds for disqualification.

At this time, based upon the extensive review and analysis, staff recommends that the Board deem the following general contractors as pre-qualified and approved to submit bids for the construction of the Juvenile Commitment Center:



Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions  
Page 9.

Juvenile Commitment Center Recommended Pre-Qualified Contractors	City and State
<b>ACME Construction Inc.</b>	Modesto, California
<b>Broward Builders, Inc.</b>	Woodland, California
<b>BRCO Constructors, Inc.</b>	Loomis, California
<b>C.T. Brayton &amp; Sons, Inc.</b>	Escalon, California
<b>Diede Construction, Inc.</b>	Lodi, California
<b>F &amp; H Construction</b>	Stockton, California
<b>Flintco Pacific, Inc.</b>	Roseville, California
<b>JL Bray and Son, Inc.</b>	Salida, California
<b>Lathrop Construction Associates, Inc.</b>	Benicia, California
<b>McCarthy Building Companies, Inc.</b>	Roseville, California
<b>Roebbelen Contracting, Inc.</b>	El Dorado Hills, California
<b>Seward L Schreder Construction, Inc.</b>	Redding, California
<b>SOLPAC Construction, dba Soltek Pacific Construction Company</b>	San Diego, California
<b>West Coast Contractors of Nevada, Inc.</b>	Reno, Nevada

3. *Authorize the Project Manager to issue to the pre-qualified general contractors a notice inviting bids on August 24, 2011 for the construction phase of the project, and for the Project Manager to modify the bid date if necessary.*

This action will authorize the Project Manager to issue an invitation to 14 pre-qualified general contractors to bid for the construction of the Juvenile Commitment Center project; and to set the date for receipt and opening of the bids on August 24, 2011 at 2:00 p.m. The invitation to bid will be sent to local builders exchanges and will be available for purchase in the CEO's Capital Projects office.

The bids will include three additive bid alternates to be evaluated in a blind bid process if funds are available:

- Addition of two program rooms;
- Addition of a covered, secure walkway between the existing Juvenile Hall and the new Juvenile Commitment Center;
- Addition of security fencing around staff parking lot.

The Architect and independent Cost Estimator have estimated the project as designed is within the project budget.

4. *Authorize the Project Manager to accept and open bids on August 24, 2011, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a conditional award of the general construction contract subject to*

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions  
Page 10

*final approval by the California Department of Finance of a contract to the lowest responsible bidder.*

This action will authorize the Project Manager to accept and open bids from the pre-qualified General Contractors for the construction of the Juvenile Commitment Center. Bids will be evaluated to determine that they have met the minimum criteria set forth in the bid documents and are therefore deemed "responsible" and by bid price. Bids shall be reviewed in a "Blind Bid Process" to determine which, if any, alternates can be accepted while keeping construction costs including contingencies within the \$18 million awarded by the State for this project. Staff will return to the Board of Supervisors to report the results of the bidding and to recommend a Conditional Award of a Construction Contract.

Attachment 7 is the notice from the California Department of Corrections and Rehabilitation authorizing the project to proceed to bid.

The final acceptance of bids and the Board of Supervisors' conditional award of the construction contract will be presented to the State Department of Finance for approval to proceed.

5. *Authorize the Project Manager to issue a Request for Proposals for Code-Required Testing Services, and to negotiate and execute a contract with the selected provider within the approved project budget.*

The County anticipates the need to enter into contracts for project services, including code required testing services. Staff requests the Project Manager be authorized to negotiate and execute contracts for such project services provided the cost is within the approved budget.

#### Schedule

The Project Team has made significant progress towards construction of a Juvenile Commitment Facility. The Project Manager will accept and open bids from the pre-qualified General Contractors for the construction of the Juvenile Commitment Center on August 24, 2011. On September 13, 2011, Staff will return to the Board of Supervisors to recommend a Conditional Award of a Construction Contract, and the Project Manager will issue a conditional Construction Contract Award conditioned upon State approval. A Ground Breaking Ceremony is anticipated to occur in early October 2011, with construction of the new facility to be completed in the Spring of 2013.

Approval of the Plans and Specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project; Authorize Invitation to Bids to the Recommended Pre-Qualified General Contractors, Set the Bid Date for August 24, 2011 at 2:00 p.m., and Related Actions  
Page 11

**POLICY ISSUES:**

Approval of this action supports the Board's priority of A Safe Community and Efficient Delivery of Public Services.

**STAFFING IMPACTS:**

Current Chief Executive Office Capital Projects staff working in collaboration with the Probation Department will continue to implement the project.

**CONTACT PERSON:**

Patricia Hill Thomas, Chief Operations Officer. Telephone 209-525-6333.

ATTACHMENTS AVAILABLE  
FROM YOUR CLERK



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

**EDMUND G. BROWN JR. • GOVERNOR**

**915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694**

**AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday, May 13, 2011**

**The STATE PUBLIC WORKS BOARD will meet on  
Friday, May 13, 2011, at 10:00 a.m. in Room 113, State  
Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Administrative Secretary

Attachment

**STATE PUBLIC WORKS BOARD**  
**Friday, May 13, 2011**  
**10:00 a.m.**  
**Room 113**  
State Capitol  
Sacramento, California

- I.** Roll Call
  
- II.** Approval of minutes from the March 11, 2011 and the April 8, 2011 meetings
  
- III.** Bond Items Page 3
  
- IV.** Consent Items Page 6
  
- V.** Action Items Page 25
  
- VI.** Other Business Page 33

## ACTION ITEMS

### ACTION ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
STANISLAUS COUNTY JUVENILE JUSTICE CENTER  
COMMITMENT CENTER PROJECT  
STANISLAUS COUNTY

*Authority: Sections 1970 – 1977 of the Welfare and Institutions Code*

**Consider establishing scope, cost, and schedule**

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
Stanislaus County Juvenile Justice Center  
Commitment Center Project  
Stanislaus County

#### Action Requested

**If approved, the requested action will establish scope, cost, and schedule.**

#### Scope Description

This project consists of the design and construction of a new, one-story juvenile commitment center adjacent to an existing juvenile detention center on county owned land. The project will be constructed on approximately 4.7 acres of the greater 33.4± acres of county owned land on which the county's existing juvenile facility is located. The new juvenile commitment center will be dependent on the adjacent, existing facility for several core operational components, including, admission and release, central administration, the Medical Clinic, laundry, building maintenance, and the main warehouse.

The new juvenile commitment center will be approximately 45,600 square feet and will provide approximately 60 beds in three housing units. One housing unit will have approximately 30 beds and the other two will each contain approximately 15 beds. This project also includes support services space for administration; central control; routine medical examinations; education administration and classrooms; religious, recreational, and counseling programs; visitor processing and visitations; facility storage; and a service delivery and loading dock. The visitor processing and visitations space in this new facility may also be utilized for wards housed in the existing facility. Moreover, the central control in the new juvenile commitment center will be integrated with the electronics system at central control in the existing juvenile detention center so that the related functions can be transferred during sleeping hours to maximize staffing efficiencies.

In addition, this project includes a new commercial kitchen that will provide food service for both the new and the existing facility and support a culinary arts program. It will be located in the end of the new facility closest to the existing facility to facilitate food service to that building. A large multi-purpose room will be included as part of this project to provide indoor recreation and visitation. Two new outdoor recreation areas will be provided within secured fenced areas adjacent to the new housing units to provide direct access from the housing units. This project will also include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 86 parking spaces will also be provided for both staff and visitor parking as part of this project.

In addition to the project scope outlined above, the county has identified three additive bid alternates. The first alternate would provide approximately 1,636 square feet for two program rooms, including work tables, casework, and a toilet room in each. This alternate also includes one shared storage room with shelving to be shared by both program rooms. The second alternate would provide a covered concrete walkway with lighting, gates, and security fencing to connect the existing facility with the new facility. The third alternate would provide security fencing and a gate with access control and security cameras for the staff parking area.

#### Funding and Cost Verification

Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local youthful offender rehabilitative facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$18,000,000 from this appropriation to Stanislaus County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$17,467,000 of the \$300,000,000 appropriated in section 1973 of the Welfare and Institutions Code to complete construction for this project. The remaining \$533,000 of Stanislaus County's conditional award will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the SB 81 Local Youthful Offender Rehabilitative Facilities Financing Program.

\$23,289,000	total estimated project cost
\$17,467,000	state funds to be allocated: construction (\$17,120,000 contract and \$347,000 contingency)
\$ 5,822,000	local funds previously allocated: \$258,000 study, \$1,046,000 preliminary plans, \$1,293,000 working drawings, and \$3,225,000 construction (\$1,365,000 contingency, \$452,000 A&E, and \$1,408,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 27, 2011, and the 30-day statutes of limitation period will expire on May 27, 2011.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 19, 2011, and it is noted that no significant issues were identified.

Project Schedule

Approve preliminary plans	May 2011
Complete working drawings	June 2011
Start construction	August 2011
Complete construction	February 2013

**Staff Recommendation:**    **Establish scope, cost, and schedule.**





**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

**AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday, June 10, 2011**

The **STATE PUBLIC WORKS BOARD** will meet on **Friday, June 10, 2011, at 10:00 a.m. in Room 113, State Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the Government Code, a copy of the Agenda is attached.

Greg Rogers  
Administrative Secretary

Attachment

**STATE PUBLIC WORKS BOARD**

**Friday**

**June 10, 2011**

**10:00 a.m.**

**Room 113**

**State Capitol**

**Sacramento, California**

<b>I.</b>	Roll Call		
<b>II.</b>	Approval of minutes from the May 13, 2011 meeting		
<b>III.</b>	Consent Items	Page	3
<b>IV.</b>	Action Items	Page	24
<b>V.</b>	Other Business	Page	29
<b>VI.</b>	Reportables	Page	29

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
STANISLAUS COUNTY JUVENILE JUSTICE CENTER  
COMMITMENT CENTER PROJECT  
STANISLAUS COUNTY

*Authority: Sections 1970 – 1977 of the Welfare and Institutions Code*

Consider:

- a) approving preliminary plans
- b) authorizing the Department of Corrections Rehabilitation's (CDCR) execution of a Ground Lease with the County of Stanislaus
- c) authorizing the CDCR's execution of an Easement Agreement for Grants of Access, Utilities, and Repairs with the County of Stanislaus
- d) authorizing the CDCR's execution of a Right of Entry for Construction and Operation with the County of Stanislaus

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
Stanislaus County Juvenile Justice Center  
Commitment Center Project  
Stanislaus County

#### Action Requested

**If approved, the requested action will approve preliminary plans and authorize the Department of Corrections and Rehabilitation's (CDCR) execution of a Ground Lease, an Easement Agreement for Grants of Access, Utilities, and Repairs, and a Right of Entry for Construction and Operation with the County of Stanislaus.**

#### Scope Description

**This project is within scope.** This project consists of the design and construction of a new, one-story juvenile commitment center adjacent to an existing juvenile detention center on county owned land. The project will be constructed on approximately 4.7 acres of the greater 33.4± acres of county owned land on which the county's existing juvenile facility is located. The new juvenile commitment center will be dependent on the adjacent, existing facility for several core operational components, including, admission and release, central administration, the Medical Clinic, laundry, building maintenance, and the main warehouse.

The new juvenile commitment center will be approximately 45,600 square feet and will provide approximately 60 beds in three housing units. One housing unit will have approximately 30 beds and the other two will each contain approximately 15 beds. This project also includes support services space for administration; central control; routine medical examinations; education administration and classrooms; religious, recreational, and counseling programs; visitor processing and visitations; facility storage; and a service delivery and loading dock. The visitor processing and visitations space in this new facility may also be utilized for wards housed in the existing facility. Moreover, the central control in the new juvenile commitment center will be integrated with the electronics system at central control in the existing juvenile detention center so that the related functions can be transferred during sleeping hours to maximize staffing efficiencies.

In addition, this project includes a new commercial kitchen that will provide food service for both the new and the existing facility and support a culinary arts program. It will be located in the end of the new facility closest to the existing facility to facilitate food service to that building. A large multi-purpose room will be included as part of this project to provide indoor recreation and visitation. Two new outdoor recreation areas will be provided within secured fenced areas adjacent to the new housing units to provide direct access from the housing units. This project will also include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 86 parking spaces will also be provided for both staff and visitor parking as part of this project.

In addition to the project scope outlined above, the county has identified three additive bid alternates. The first alternate would provide approximately 1,636 square feet for two program rooms, including work tables, casework, and a toilet room in each. This alternate also includes one shared storage room with shelving to be shared by both program rooms. The second alternate would provide a covered concrete walkway with lighting, gates, and security fencing to connect the existing facility with the new facility. The third alternate would provide security fencing and a gate with access control and security cameras for the staff parking area.

#### Ground Lease, Easement Agreement, and Right of Entry for Construction and Operation

The requested action would authorize CDCR's execution of a ground lease with the County of Stanislaus, which is necessary for the county to be eligible to participate in the SB 81 Local Youth Offender Rehabilitative Facilities Construction Financing Program. The Ground Lease will provide CDCR with the property rights necessary to facilitate financing this project through the Board lease revenue bond financing program. CDCR will pay the county a rental sum of \$10.00 per year. The term of the Ground Lease will commence on the date it is consented to by the Board and executed by a duly authorized representative of the Board and it will co-terminate with the facility lease to be executed as part of the bond transaction to finance this project. The term of the Ground Lease may be adjusted as provided for within the lease. However, the Ground Lease cannot be terminated until all bonds and other indebtedness incurred by the Board for this project, if any, have been fully repaid.

The Ground Lease includes an Easement Agreement for Grants of Access, Utilities, and Repairs (Easement Agreement). This action will also authorize CDCR's execution of the Easement Agreement with the County of Stanislaus. The Easement Agreement will record the granting of an easement from the county to CDCR for ingress and egress to and from the site and a non-exclusive right over, across, and under the easement property for the installation, maintenance, and replacement of utility wires, cables, conduits and pipes, and for other purposes and uses necessary or desirable for the operation, maintenance, and repair of the project.

The Easement Agreement also specifically includes a non-exclusive easement over and across a portion of 2<sup>nd</sup> Street, which provides the only access to the site and the project, for purposes of ingress and egress to and from the site and the project. This agreement requires the county, at its sole cost and expense, to provide all necessary improvements and maintenance to the portion of 2<sup>nd</sup> Street that provides access to the site and the project. The term of the Easement Agreement is coextensive with the term of the Ground Lease and the Easement Agreement cannot be terminated by a breach of the agreement.

In addition, the requested action would authorize CDCR's execution of a Right of Entry for Construction and Operation agreement (Right of Entry) with the County of Stanislaus in order to provide the county access to the site for site analysis, jail construction-related activities, and operating activities should the facility be completed prior to the sale of the state's lease revenue bonds. The Right of Entry will commence on the effective date of the Ground Lease and will terminate on the termination date of the Project Delivery and Construction Agreement.

#### Funding and Cost Verification

**This project is within cost.** On May 13, 2011, the Board took an action allocating \$17,467,000 of the \$300,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in Section 1973 of the Welfare and Institutions Code to partially finance the construction of this project. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$18,000,000 from this appropriation to Stanislaus County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. The remaining \$533,000 of Stanislaus County's conditional award will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the SB 81 Local Youthful Offender Rehabilitative Facilities Construction Financing Program.

\$23,289,000	total authorized project cost
\$23,289,000	total estimated project cost
\$17,467,000	state funds previously allocated: construction (\$17,120,000 contract and \$347,000 contingency)
\$ 5,822,000	local funds previously allocated: \$258,000 study, \$1,046,000 preliminary plans, \$1,293,000 working drawings, and \$3,225,000 construction (\$1,365,000 contingency, \$452,000 A&E, and \$1,408,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 27, 2011, and the 30-day statutes of limitation period expired on May 27, 2011, without challenge.

#### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 19, 2011, which noted the lack of a formal dedication, easement, or agreement concerning the improvement, use, or maintenance of 2<sup>nd</sup> Street, which provides the only access to the project site. It was recommended that CDCR and the County enter into a formal agreement to address this issue. We note the Easement Agreement to be authorized as part of this action fully resolves this issue. No other significant issues were identified.

Project Schedule

Approve preliminary plans	June 2011
Complete working drawings	June 2011
Start construction	August 2011
Complete construction	February 2013

**Staff Recommendation:** **Approve preliminary plans and authorize CDCR's execution of a Ground Lease, an Easement Agreement for Grants of Access, Utilities, and Repairs, and a Right of Entry for Construction and Operation with the County of Stanislaus.**

**POOLED MONEY INVESTMENT BOARD**

**State Treasurer's Office  
915 Capitol Mall, Room 587  
Sacramento, California 95814**

**BOARD MEMBERS**

**State Treasurer Bill Lockyer  
State Controller John Chiang  
Director of Finance Ana J. Matosantos**

**EXECUTIVE SECRETARY**

**Bettina Redway**

**Regular Meeting – Open Session  
Wednesday, June 15, 2011 – 10:00 a.m.**

**AGENDA**

1. Roll Call
2. Minutes
3. PMIB Designation
4. Authorization for General Fund Internal Borrowing
5. Surplus Money Declarations
6. Surplus Money Investment Fund Requests
7. AB 55 Loan Application (Government Code §16312), as referenced below:

**RENEWAL LOAN REQUESTS**

	<u>PMIB Loan No.</u>	<u>Department &amp; Bond Act</u>	<u>Amount</u>
a.	1010060	Department of Forestry and Fire Protection SPWB Lease Revenue Bonds Madera-Mariposa-Merced Unit Headquarters: Replace Facility	\$46,000.00
b.	1010061	Department of Forestry and Fire Protection SPWB Lease Revenue Bonds Santa Clara Unit Headquarters: Replace Facility	42,000.00
c.	1010062	Department of Forestry and Fire Protection SPWB Lease Revenue Bonds Siskiyou Unit Headquarters: Replace Facility	144,000.00

	<u>PMIB Loan No.</u>	<u>Department &amp; Bond Act</u>	<u>Amount</u>
d.	1010063	Department of Forestry and Fire Protection SPWB Lease Revenue Bonds Vina Helitack Base: Replace Facility	\$51,000.00
e.	1010064	Department of Forestry and Fire Protection SPWB Lease Revenue Bonds Growlersburg Conservation Camp: Replace Facility	1,751,000.00
f.	1010065	Department of Education SPWB Lease Revenue Bonds School for the Deaf, Riverside: Academic Support Cores, Bus Loop & Renovation	529,000.00
g.	1010052	Department of Mental Health SPWB Lease Revenue Bonds Atascadero State Hospital: 250-Bed Addition Remediation	6,125,000.00

NEW LOAN REQUEST

h.	1010066	Department of Corrections and Rehabilitation SPWB Lease Revenue Bonds, AB 900 Stanislaus County Juvenile Justice Center: Commitment Center Project	6,826,000.00
----	---------	---	--------------

8. Public Comment

9. Adjournment

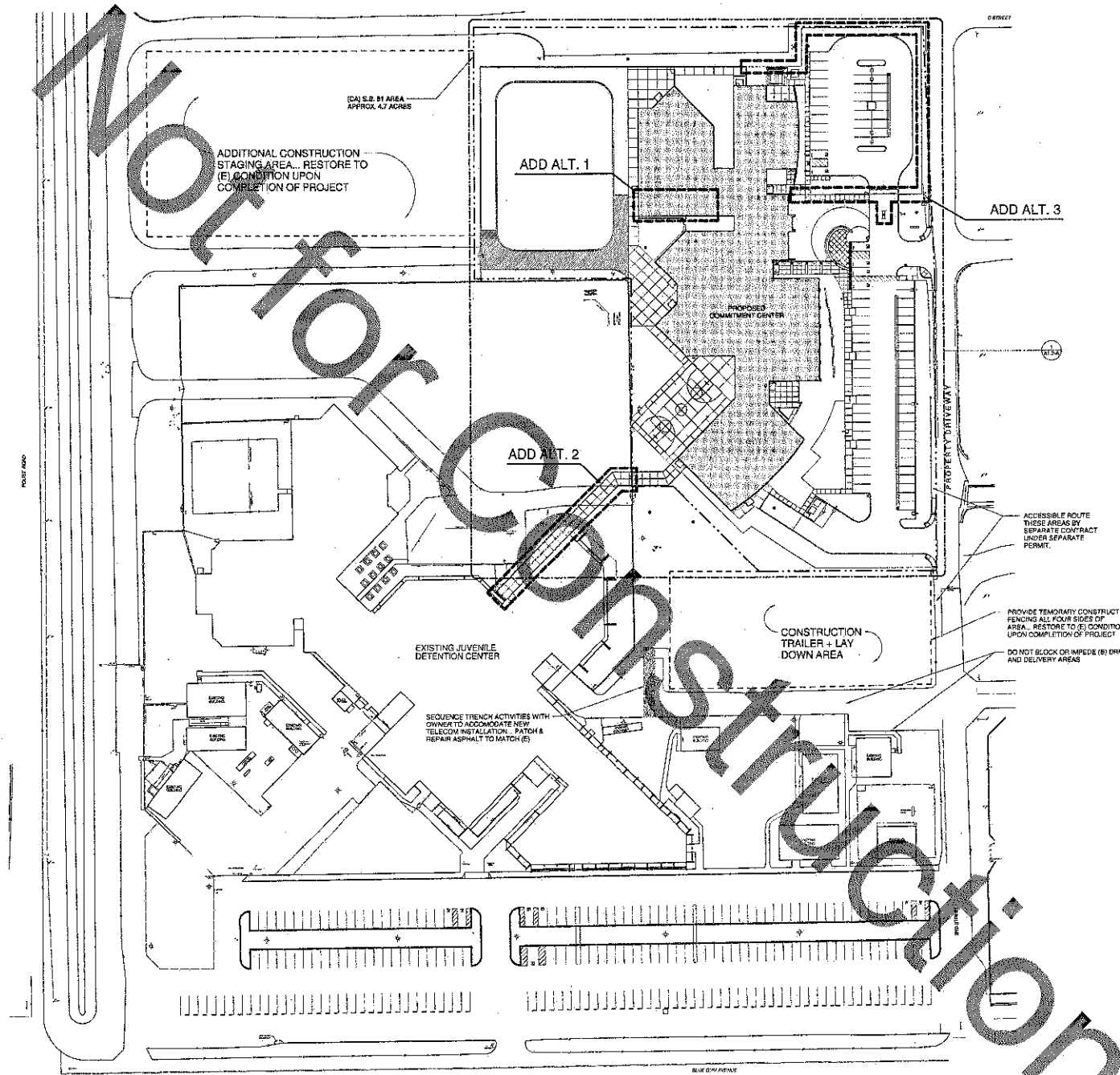
**FOR ADDITIONAL INFORMATION:**

Jeff Wurm  
State Treasurer's Office  
915 Capitol Mall, Room 106  
Sacramento, California 95814  
(916) 653-3147/jwurm@treasurer.ca.gov

This agenda is also available at the State Treasurer's web site:  
<http://www.treasurer.ca.gov>

The Pooled Money Investment Board complies with the Americans with Disabilities Act (ADA) by ensuring that the facilities are accessible to persons with disabilities, and providing this notice and information given to the members of the Pooled Money Investment Board in appropriate alternative formats when requested. If you need further assistance, including disability-related modifications or accommodations, you may contact Jeff Wurm no later than five calendar days before the meeting at 916-653-3147 and Telecommunication Device for the Deaf (TDD) at 916-654-9922.





No.	Description	Date
CONSTRUCTION NO.23		03/20/11
100% CDS		01/29/2011

AGENCY APPROVALS

OFFICE OF STANISLAUS COUNTY  
2011/03/23  
APPROVED BY: [Signature]  
DATE: 03/23/11

PROJECT NO. 29174

STANISLAUS COUNTY  
JUVENILE COMMITMENT  
CENTER

2515-A BLUE GUM AVENUE  
MODESTO, CALIFORNIA 95358

KEY PLAN

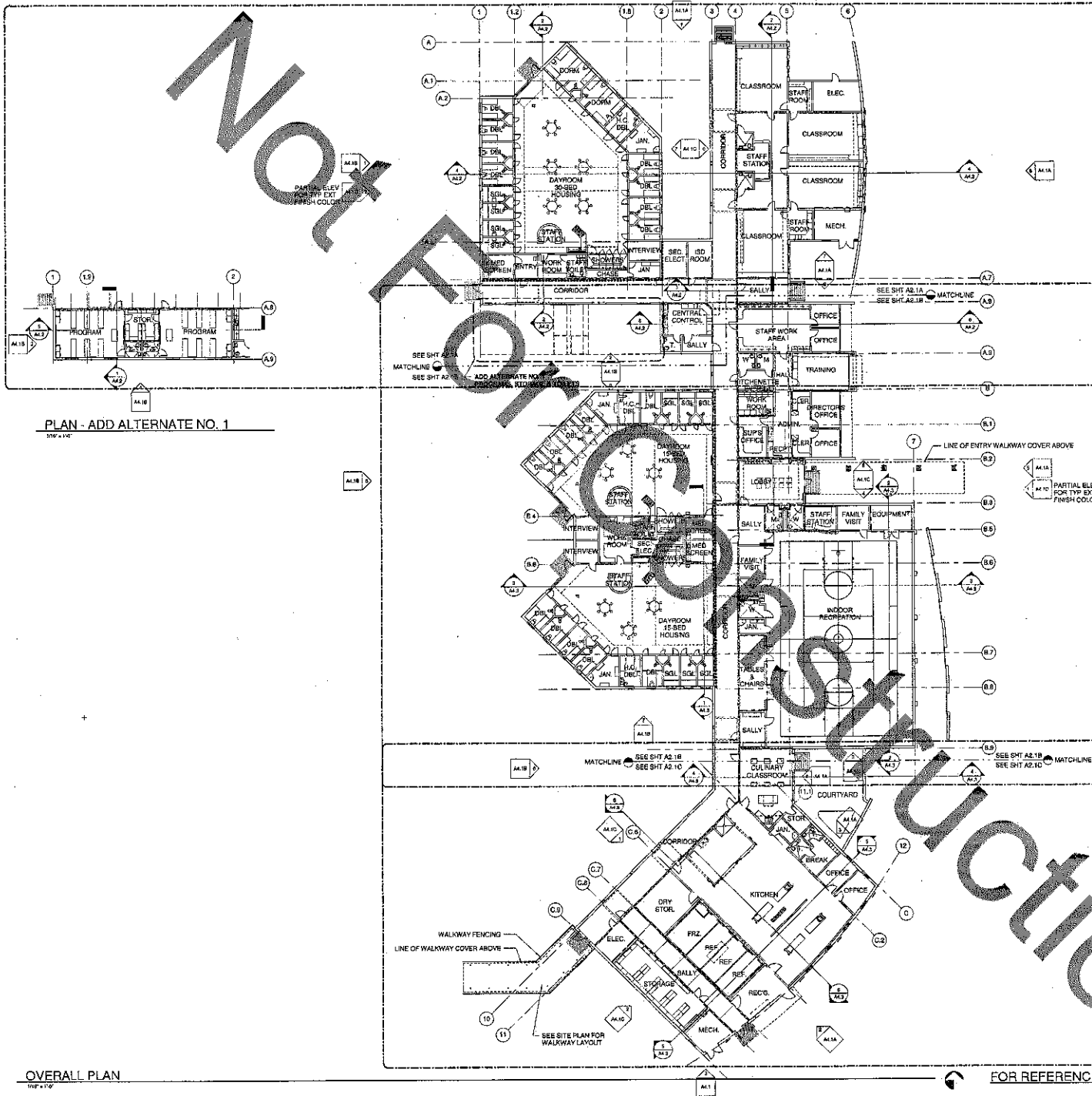
SHEET TITLE

OVERALL SITE PLAN -  
ADD ALTERNATES

SHEET NO.

A1.1-A

1 SITE PLAN - OVERALL - ADD ALTERNATES  
1"=40'



PLAN - ADD ALTERNATE NO. 1

NOTE:  
INTENT OF THIS SHEET IS FOR REFERENCE  
TO KEY LARGER 18" FLOOR PLANS AND  
CORRESPONDING SHEETS. REFER TO CD.4  
FOR FIRE AND LIFE SAFETY INFORMATION

NO. Description Date

1	CONSTRUCTION DOC2	03/26/2011
2	100% CD.9	04/28/2011

OFFICE OF STATE WING MATERIAL APPROVED

Approval of this plan does not constitute an approval that any materials or construction methods specified herein are suitable for use in the State of California. The user of this plan shall be responsible for determining the suitability of the materials and methods specified herein for the intended use and for obtaining any necessary permits.

PROJECT NO. 2011A

STANISLAUS COUNTY  
JUVENILE COMMITMENT  
CENTER

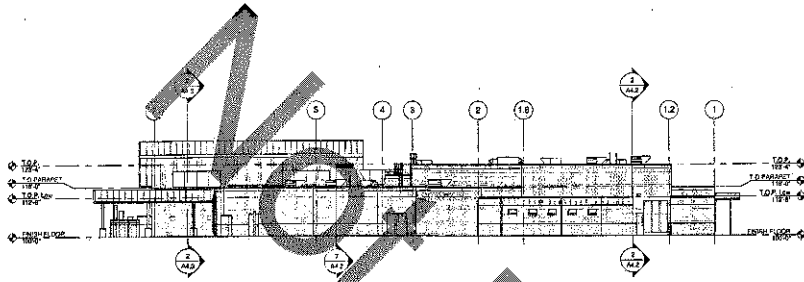
2215-A BLUE GUM AVENUE  
MODESTO, CALIFORNIA 95350



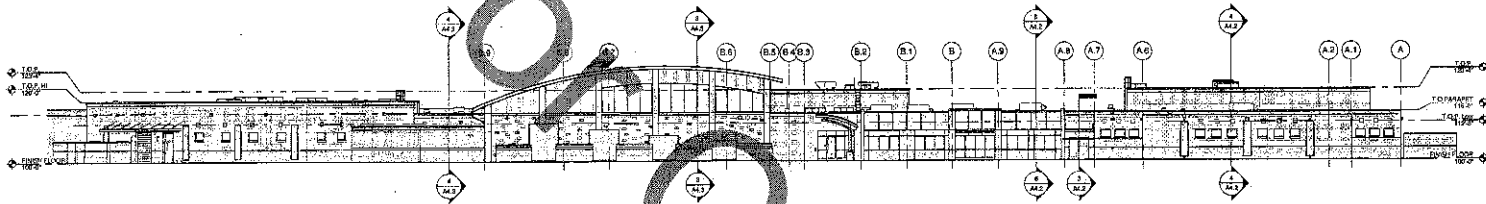
OVERALL PLAN

SHEET NO.  
A2.1

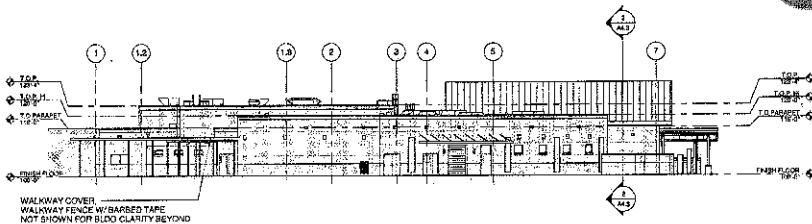
10/28/2011 10:27:46 AM PM



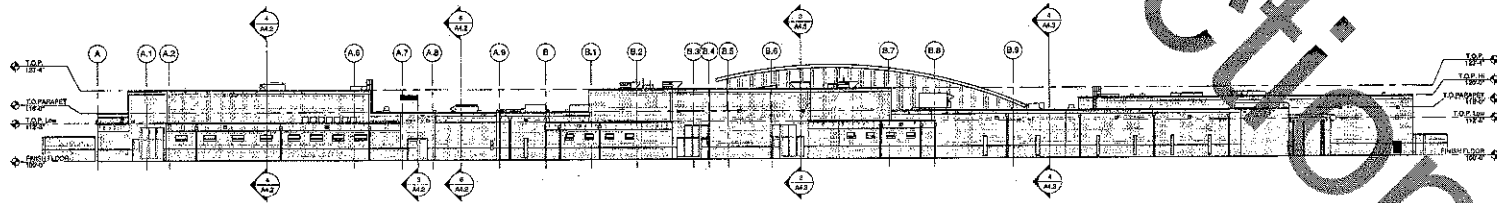
1 NORTH OVERALL  
1/8" = 1'-0"



2 EAST OVERALL  
1/8" = 1'-0"



3 SOUTH OVERALL  
1/8" = 1'-0"



4 WEST OVERALL  
1/8" = 1'-0"



No.	Description	Date
1	CONSTRUCTION DOC'S	05/26/2011
2	100% CD'S	04/29/2011

NOT APPROVED

NOISE OF PROFESSIONAL ARCHITECT  
I hereby certify that I am the author of the above described drawings and that I am a duly licensed architect in the State of California. I am not providing these drawings as a basis for construction without the approval of the architect in attendance.  
Signature: [Signature]

PROJECT NO. 22174

STANISLAUS COUNTY  
JUVENILE COMMITMENT  
CENTER

2215-A BLUE OLM AVENUE  
MODESTO, CALIFORNIA 95358

KEY PLAN

SHEET TITLE

OVERALL ELEVATIONS

SHEET NO.

A4.1

**REQUEST FOR APPROVAL TO PROCEED OR ENCUMBER FUNDS**

The Department of Corrections and Rehabilitation hereby requests PWB/DOF action related to the following project:

1. Project ID: **Welfare and Institutions Code Section 1973**

Project Title: **Stanislaus County Juvenile Commitment Center, Stanislaus County**

2. Requested PWB/DOF Action Date: **June 16, 2011**                      Date of last approval: **June 10, 2011**

3. Requested Action: (all reporting requirements related to this request as defined in SAM, are attached)

- Site Acquisition – Section 6848 (an agenda package has been submitted to DGS)
- Approve Preliminary Plans – Section 6851
- Approve Working Drawings – Section 6852
- Approve Proceed to bid – Section 6852
- Approve Construction Contract Award – Section 6853
- Request for Augmentation / Reversion – Section 6861, 6862
- Approve Scope Change – Section 6863
- Other Specify:

4. Project Completion Reporting: (reporting requirements as defined in Section 6856 are attached)

- Project Occupancy
- Project Completion
- Project Closeout

5. Project Certifications:

CEQA Compliance: (reporting requirements as defined in Section 6850 are attached)

- This project meets CEQA compliance requirements.
- The action requested does not invalidate the CEQA compliance.
- The action requested mandated a review of the CEQA compliance.

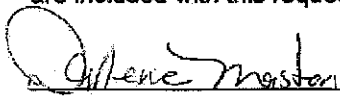
Scope Changes: (reporting requirements as defined in Section 6863 are attached)

- Project scope has not changed from that as defined in the previous reporting.
- A change in project scope is necessary in order to proceed with the project.


Costs/Funding/Schedule Changes: (reporting requirements as defined in Section 6861 are attached)

- Costs, funding, and schedules have not changed from that as defined in the previous reporting.
- Changes in cost, funding and/or schedules are necessary in order to proceed with the project.

I hereby certify that the above is accurate and that the necessary reporting requirements as defined in SAM are included with this request.

  
Darlene Maston, Manager

6/2/11  
Date

  
Dean L. Borg, Director  
Finance, Administration, and Support Services

6/6/11  
Date

**RESULTING ACTION**

- The above action(s) is/are approved. Authority is granted to proceed when funding authority permits.
- The following must be addressed prior to granting approval of all actions: \_\_\_\_\_

  
Department of Finance

Date: June 20, 2011  
DF 14D (rev 7/97)

# PowerPoint Presentation

## Juvenile Commitment Center

Approve Plans and Specifications

Approve Pre-Qualification of  
Contractors

Approve Issuance of Notice Inviting Bids

Stanislaus County Board of Supervisors Meeting

July 12, 2011

Agenda Item B-6

**SB01**

# Juvenile Commitment Center

## Project Description

- Local Youthful Offender Rehabilitative Facility
- 60-Bed Facility to House Sentenced Youth Offenders
- Adjacent to the existing Juvenile Hall on the Juvenile Justice Center site at 2215 Blue Gum Avenue, Modesto
- Includes (2) 15-bed housing units; (1) 30-bed housing unit; Kitchen; Visitation/Multipurpose Room; Classrooms; Program rooms; administrative and central control offices.
- Read to Proceed to Bid!

# Juvenile Commitment Center

## Project Financing Plan

***\$24,232,528 Total Estimated Project Cost\****

***\$18,000,000 State Grant Funded (SB 81)***

***\$ 6,232,528 County Funds:***

***\$ 1,450,000 Detention Public Facilities Fees***

***\$ 275,000 Criminal Justice Public Facilities Fees***

***\$ 2,732,528 Criminal Justice Facilities Fund***

***\$ 1,775,000 Value of County-Owned Site***

\* Board of Supervisors also approved \$75,000 for driveway improvements on April 19, 2011 as part of a year-end carry over in the Plant Acquisition budget

# Juvenile Commitment Center

## Tasks

- ✓ Update Juvenile Justice System Needs Assessment 6/3/2008
- ✓ Application to State for SB81 Funding 1/27/2008
- ✓ Develop Juvenile Justice Facilities Master Plan 3/31/2009
- ✓ Receive Conditional Award of SB81 Grant Funding 3/31/2009
- ✓ Select and Engage Architectural Services 1/12/2010
- ✓ Complete Schematic Design 8/3/2010
- ✓ Develop and Approve Project Financing Plan 12/21/2010
- ✓ Approve 30-Year Operational/Staffing Plan 1/25/2011
- ✓ File CEQA Notice of Determination 1/28/2011
- ✓ Submit Construction Drawings the State Fire Marshal 3/10/2011
- ✓ Receive Approval of Plans from Corrections Standards Authority 3/21/2011
- ✓ Receive Approval of Plans from Co. Dept. of Environmental Resources 3/31/2011
- ✓ Budget funds for Driveway Improvements 4/19/2011
- ✓ Complete Due Diligence for Lease Revenue Bond Funding 4/19/2011
- ✓ Finalize Project Delivery & Constr. Agreement and CSA Agreements 4/26/2011
- ✓ File CEQA Notice of Determination with State Clearinghouse 4/27/2011
- ✓ Secure State Fire Marshal Approval of Plans 4/29/2011
- ✓ State Public Works Board Approves Scope, Cost, Schedule, Contracts 5/13/2011



# Juvenile Commitment Center

## Tasks -- *To Be Completed*

- ❑ Board Approves Construction Documents and Authorization to Proceed to Bid
- ❑ Receive Construction Bids
- ❑ Board of Supervisors Conditional Award of Construction Contract
- ❑ Dept of Finance Action to Award Construction Contract
- ❑ Issue Notice to Proceed with Construction
- ❑ Ground Breaking
- ❑ Completion of Construction
- ❑ Commissioning and Occupancy

# Juvenile Commitment Center

## Next Recommended Actions

- 1. Approve the plans and specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project prepared by Lionakis, Inc. as approved by the State Fire Marshal and approved by the State Public Works Board.*

# Juvenile Commitment Center

Maynard Feist, Principal Architect

Lionakis, Inc.

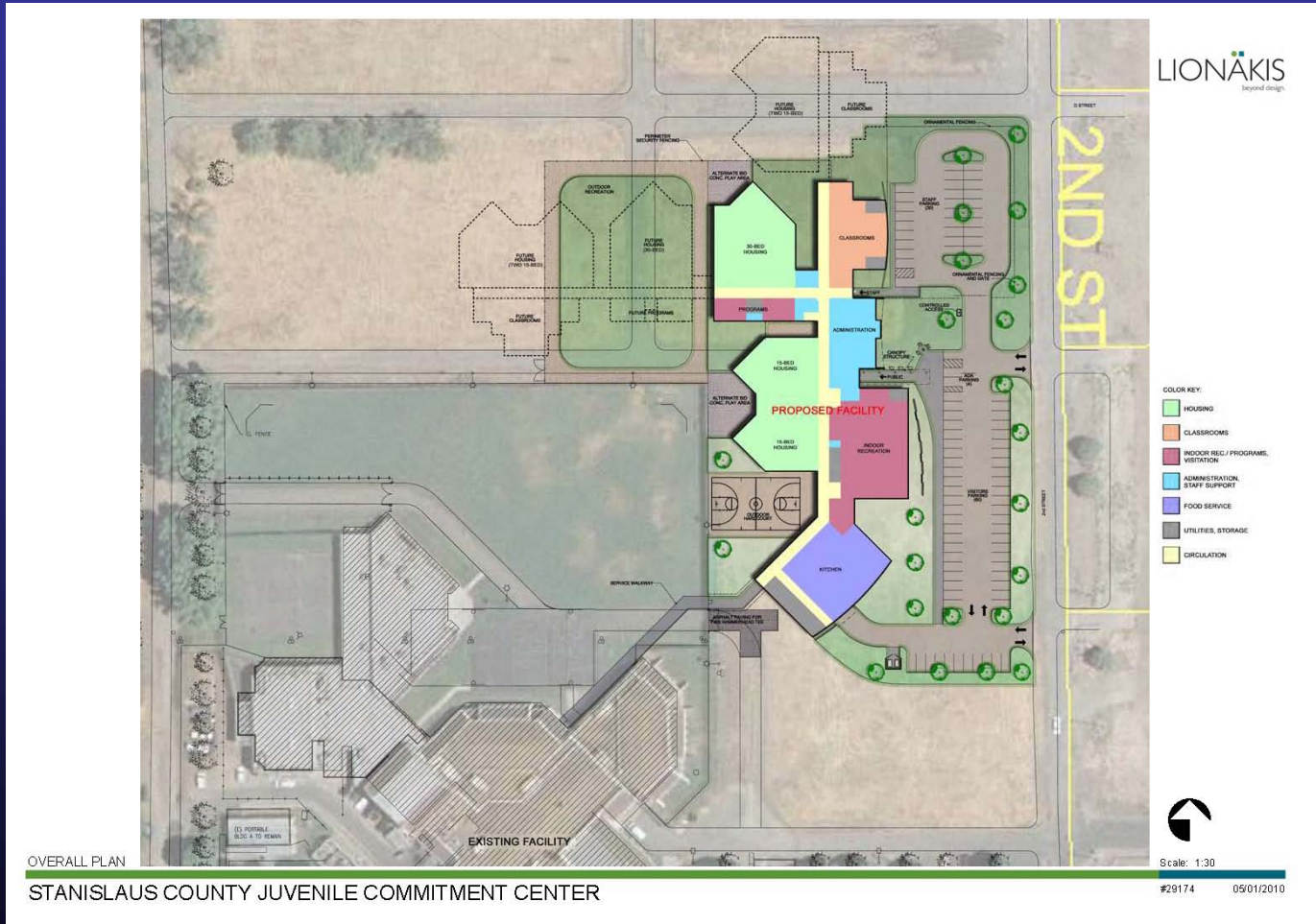
# Juvenile Commitment Center

## Site Plan



# Juvenile Commitment Center

## Site Plan- Arial View



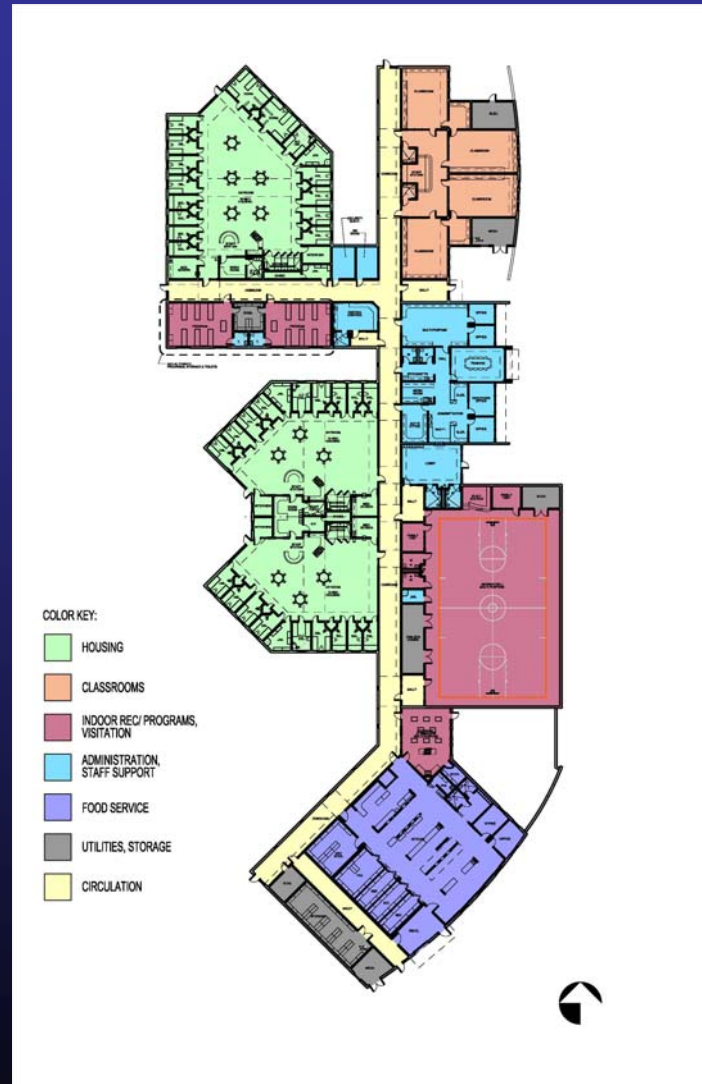
# Juvenile Commitment Center

## Overall Plan



# Juvenile Commitment Center

## Overall Plan



# Juvenile Commitment Center

## Interior Day Room Rendering





# Juvenile Commitment Center

## Exterior Elevation



# Juvenile Commitment Center

Rendered Exterior Elevation



# Juvenile Commitment Center

Rendered Exterior Elevation



# Juvenile Commitment Center

## Next Recommended Actions (CONTINUED)

- 2. Approve the list of pre-qualified general contractors compiled by County Staff in connection with the Request for Statements of Qualifications process approved by the Board of Supervisors on May 17, 2011.*

# Juvenile Commitment Center

## Next Recommended Actions (CONTINUED)

- On May 17, 2011, the Board of Supervisors authorized the issuance of a Request for Statement of Qualifications from General Contractors
- On June 16, 2011, staff received Statements of Qualifications from a large field of 20 General Contractors

# Juvenile Commitment Center

## Evaluation of Statement of Qualifications

- Each submission was carefully evaluated using a uniform system of rating bidders on objective criteria pursuant to the requirements of Public Contract Code Section 20101(b)
- All Contractors were notified in writing by the Project Manager of the County's Notice of Determination in connection with the pre-qualification process

# Juvenile Commitment Center

## Evaluation of Statement of Qualifications (CONTINUED)

- 12 firms were notified that their firm would be recommended, while eight were notified that their firm would not be recommended to the Board of Supervisors for pre-qualification because they failed to meet the minimum qualification requirements
- Pursuant to Public Contract Code 20101(d), those eight contractors were afforded the opportunity to appeal the staff determination and to present evidence as to why they should be found qualified

# Juvenile Commitment Center

## Evaluation of Statement of Qualifications (CONTINUED)

- Five of the eight contractors waived their right to appeal by not providing a written notice prior to the deadline
- Three of the eight contractors timely submitted a written appeal and were afforded the opportunity to make an oral statement



# Juvenile Commitment Center

## Evaluation of Statement of Qualifications (CONTINUED)

- The materials submitted by two of the three appealing contractors corrected, clarified and satisfied County staff's concerns regarding the criteria initially relied upon for their preliminary disqualification

# Juvenile Commitment Center

- Recommended 14 General Contractors to be pre-qualified and approved to submit bids for the construction of the Juvenile Commitment Center:

**ACME Construction, Inc**

**Broward Builders, Inc**

**BRCO Constructors, Inc**

**C.T. Brayton & Sons, Inc.**

**Diede Construction, Inc.**

**F & H Construction, Inc.**

**Flintco Pacific, Inc.**

**Modesto, CA**

**Woodland, CA**

**Loomis, CA**

**Escalon, CA**

**Lodi, CA**

**Stocton, CA**

**Roseville, CA**

# Juvenile Commitment Center

- Recommended 14 General Contractors to be pre-qualified and approved to submit bids for the construction of the Juvenile Commitment Center:

JL Bray and Son, Inc

Salida, CA

Lathrop Construction Associates, Inc.

Benecia, CA

McCarthy Building Companies, Inc.

Roseville, CA

Roebbelen Contracting, Inc.

El Dorado Hills, CA

Seward L Schreder Construction, Inc.

Redding, CA

SOLPAC Construction, dba Soltek Pacific

San Diego, CA

West Coast Contractors of Nevada, Inc

Reno, NV

# Juvenile Commitment Center

## Next Recommended Actions (CONTINUED)

- 3. Authorize the Project Manager to issue to the pre-qualified general contractors a notice inviting bids on August 24, 2011 for the construction phase of the project, and for the Project Manager to modify the bid date if necessary.*

# Juvenile Commitment Center

## Notice Inviting Bids (CONTINUED)

The bids will include three additive bid alternates to be evaluated in a blind bid process if funds are available:

- Addition of two program rooms;
- Addition of a covered, secure walkway between the existing Juvenile Hall and the new Juvenile Commitment Center;
- Addition of security fencing around staff parking lot.

# Juvenile Commitment Center

## Notice Inviting Bids (CONTINUED)

- The Architect and the independent Cost Estimator have estimated the project as designed and is within the project budget

# Juvenile Commitment Center

## Next Recommended Actions (CONTINUED)

- 4. Authorize the Project Manager to accept and open bids on August 24, 2011, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend a conditional award of the general construction contract subject to final approval by the California Department of Finance of a contract to the lowest responsible bidder.*

# Juvenile Commitment Center

## Authorize Project Manager to Open and Evaluate Bids

- Bids will be evaluated to determine that they have met the minimum criteria set forth in the bid documents and are therefore deemed “responsible” and by bid price
- Bids shall be reviewed in a “Blind Bid Process” to determine which, if any, alternates can be accepted while keeping construction costs including contingencies within the \$18 million awarded by the State for this project



# Juvenile Commitment Center

## Next Recommended Actions (CONTINUED)

- 5. Authorize the Project Manager to issue a Request for Proposals for Code- Required Testing Services, and to negotiate and execute a contract with the selected provider within the approved project budget.*

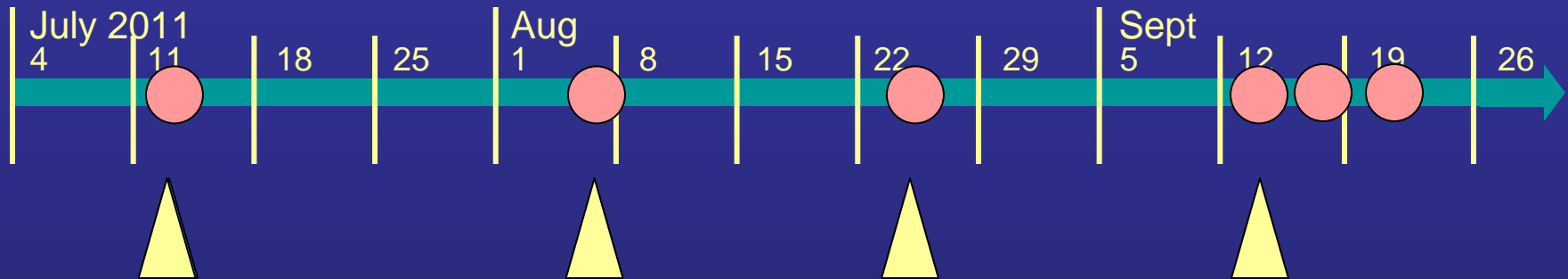
# Juvenile Commitment Center

## Issue Request for Proposal and Recommend an Award

- The County anticipates the need to enter into contracts for project services, including code required testing services. Staff requests the Project Manager be authorized to negotiate and execute contracts for such project services provided the cost is within the approved budget

# Juvenile Commitment Center

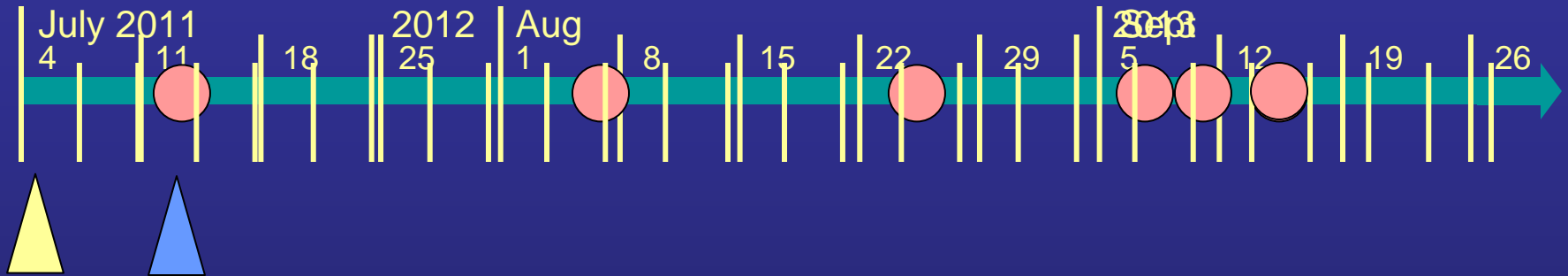
## Construction Bidding and Award Schedule



- July 12, 2011 Board of Supervisors: Approve Plans and Invite Bids
- Aug. 5, 2011 Mandatory Pre-Bid Conference
- Aug. 24, 2011 2:00 p.m. Bids Due; Bid Opening
- Sept 13, 2011 Supervisors Conditionally Award Construction Bid
- Sept. 16, 2011 State Approval to Award Construction Contract
- Sept. 19, 2011 Issue Notice to Proceed with Construction

# Juvenile Commitment Center

## Construction Bidding and Award Schedule



Fall 2011

Ground Breaking

Spring 2013

Completion and Occupancy

# Juvenile Commitment Center

## STAFF RECOMMENDATIONS

1. Approve the plans and specifications for the 2007 Local Youthful Offender Rehabilitative Facility Construction Program (SB81) for the Stanislaus County Juvenile Commitment Center Project prepared by Lionakis, Inc. approved by the State Fire Marshal the State Public Works Board, the Corrections Standards Authority, and the State Department of Corrections and Rehabilitation.

# Juvenile Commitment Center

## STAFF RECOMMENDATIONS

2. Approve the list of pre-qualified general contractors compiled by County staff in connection with the Request for Statements of Qualifications process approved by the Board of Supervisors on May 17, 2011.

# Juvenile Commitment Center

## STAFF RECOMMENDATIONS

3. Authorize the Project Manager to issue a notice inviting bids for construction of the project and to set a due date of August 24, 2011 at 2:00 p.m., and for the Project Manager to modify the bid date if necessary.

# Juvenile Commitment Center

## STAFF RECOMMENDATIONS

4. Authorize the Project Manager to accept and open bids on August 24, 2011, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend an conditional award of the general construction contract subject to final approval by the California Department of Finance of a contract to the lowest responsible bidder.



# Juvenile Commitment Center

## STAFF RECOMMENDATIONS

5. Authorize the Project Manager to issue a Request for Proposals for Code Required Testing Services, and to negotiate and execute a contract with the selected provider within the approved project budget.



LIONÄKIS  
Beyond design

**COLOR KEY:**

- HOUSING
- CLASSROOMS
- INDOOR REC/ PROGRAMS, VISITATION
- ADMINISTRATION, STAFF SUPPORT
- FOOD SERVICE
- UTILITIES, STORAGE
- CIRCULATION

**OVERALL PLAN**  
SISLAUS COUNTY JUVENILE COMMITMENT CENTER

SCALE 1:30  
#29174  
06/14/2015

**DECLARATION OF PUBLICATION  
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS  
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Jul 14, 2011, Jul 15, 2011, Jul 16, 2011

-----  
I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

**MODESTO, California on**

July 18th, 2011

(By Electronic Facsimile Signature)

*Marie Wickmann*

**NOTICE INVITING BIDS  
Juvenile Commitment Center**

Notice is hereby given that Stanislaus County will receive sealed bids from pre-qualified general contractors for the construction of a 60 bed Juvenile Commitment Center. The work includes, but is not limited to, three housing units, classrooms, program space, administrative offices, kitchen, parking lots, and outdoor recreation areas. Bidding Documents contain the full description of the Work to be performed adjacent to the existing Juvenile Hall at 2215 Blue Gum Ave. in Modesto, CA. The Bid Package may be obtained from Stanislaus County Capital Projects for \$150.00, non-refundable, at 1010 10th Street, Suite 2300, Modesto, CA 95354. Requests for the Bid Package may be directed to Stanislaus County Capital Projects by phone 209-525-4380 or by fax 209-525-4384. A MANDATORY Pre-Bid Meeting will be held in the Chambers at 1010 10th Street, Modesto on August 5, 2011 at 10 AM and a MANDATORY site walk will follow at 1 PM. Bids are due no later than 2 PM, August 24, 2011, to Stanislaus County Clerk of the Board.  
Pub Dates July 14, 15, 16, 2011