

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-10

Urgent Routine

AGENDA DATE October 15, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Final Acceptance for the Construction of the Honor Farm Jail Bed Replacement Project, Unit 2 at the Public Safety Center with Diede Construction, Inc. of Lodi, California; and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the final acceptance and completion of the construction for the Honor Farm Jail Bed Replacement Project at the Public Safety Center with Diede Construction, Inc. of Lodi, California.
2. Approve the final contract with Diede Construction, Inc. of Lodi, California as follows:

Original Contract: \$ 8,582,685
Change Orders: \$ 495,524
Total Contract: \$ 9,078,209

(Continued on Page 2)

FISCAL IMPACT:

On July 17, 2012, the Board of Supervisors awarded the construction contract for the Honor Farm Jail Bed Replacement Project to Deide Construction, Inc. of Lodi, California for the construction of 192 jail beds located at the Stanislaus County Public Safety Center for the lump sum amount not to exceed \$8,582,685. The Board of Supervisors also authorized the Project Manager to execute a contract with Miller, Pezzoni and Associates, Inc. for the development of plans and specifications for the Emergency Generator Farm

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2013-506

On motion of Supervisor Withrow, Seconded by Supervisor Monteith
and approved by the following vote,

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

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
CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS: (CONTINUED)

3. Authorize the Project Manager, on behalf of the Board of Supervisors as the Awarding Authority, to sign the completion documents, record the Notice of Completion, release retention less withholdings, and process all remaining close out activities for the above contract and the Honor Farm Jail Bed Replacement Project at the Public Safety Center.

4. Authorize the Chairman of the Board to send a letter of appreciation to Diede Construction, Inc. and Lionakis, Inc. for the successful completion of the new facility.

5. Authorize the Project Manager to issue a Notice Inviting Bids for construction of an arc flash safety blast wall for the existing Emergency Generator Farm at the Public Safety Center and to use funds available in the Project Budget for construction of the safety improvements.

6. Authorize the Project Manager to issue a Request for Proposals for the design and installation of domestic water backflow preventers at the Public Safety Center and return to the Board of Supervisors to recommend award of a contract for the work.

FISCAL IMPACT: (CONTINUED)

Improvements for connection of the new Honor Farm Replacement Project for the lump sum not to exceed \$65,400. At that time, the Board of Supervisors approved a total project budget of \$11,999,297 from insurance proceeds as outlined in the sources and uses chart below:

Honor Farm Jail Bed Replacement Project	
<i>Sources Approved July 17, 2012</i>	
Insurance Proceeds	\$11,999,297
Total	\$11,999,297

Honor Farm Jail Bed Replacement Project	
<i>Uses Approved July 17, 2012</i>	
Salaries and Wages (Administration, Construction Management Services, Sheriff Transition Sergeant and Transition Staff)	\$624,400
Services and Supplies (Code Required Testing, Legal Services, Emergency Power Design Consultant, Geotechnical Services, Building Permits, Utility Connections, Publication and Legal Notices, Printing, Postage, Office Supplies)	\$678,369
Architectural Services	\$966,000
Other Charges Government Fund	\$19,574
Structures and Improvements (Construction Contract, Generator Farm Improvements, Landscaping)	\$9,710,954
Total	\$11,999,297

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Included in the Board of Supervisors approved Honor Farm Jail Replacement Project Budget was a total of \$9,710,954 for Structures and Improvements which included the Diede Construction, Inc. contract and standard construction contingency. At this time, staff is requesting the Board of Supervisors approve the final contract with Diede Construction, Inc. of Lodi, California for the final contract cost of \$9,078,209. During the course of construction, the Project Manager processed change order requests totaling \$495,524, consistent with the County's Change Order Policy, which increased the final contract cost from \$8,582,685 to \$9,078,209. As the awarding authority, the Board of Supervisors is also requested to authorize the Project Manager to sign the completion documents, record the Notice of Completion effective October 15, 2013, release retention less withholdings, and process all remaining closeout activities for the above contracts and the project.

The construction of the Honor Farm Jail Bed Replacement Project resulted in a modern, efficient jail facility that was well under the available construction budget, funded entirely by insurance proceeds. The Project Manager is seeking to use the remaining construction budget balance of the Honor Farm Jail Bed Replacement Project in the amount of \$632,745 to construct a Public Safety Center emergency power blast wall safety improvement project and to fund the design and construction of backflow preventers to adhere with development requirements of connection to the existing City of Ceres domestic water for the AB 900 Public Safety Center Expansion project. Both projects are necessary to the successful delivery of future State and County funded projects at the Public Safety Center.

DISCUSSION:

The fire that destroyed Honor Farm Barracks 1 and 2 created a significant challenge to provide jail beds to house inmates in Stanislaus County. On July 13, 2010, the Board of Supervisors authorized the Chief Executive Officer to contract for professional architectural design services with Lionakis of Sacramento, California to assist the County with evaluating replacement options at both the Honor Farm and the County's Public Safety Center (PSC).

The Stanislaus County Men's Honor Farm, located at 8224 West Grayson Road, Modesto, California, was originally constructed in the late 1950's with (3) 86-bed housing units and (1) 112-bed housing unit and is one of three (3) detention facilities managed by the Sheriff's Department. The classification type of the inmate housed at the Honor Farm has changed significantly over the past fifty years. The Honor Farm is currently classified by the Board of State and Community Corrections (BSCC) as a Type II facility, which is used for the detention of persons pending arraignment, during trial and upon court sentencing. Inmates currently being detained at the Honor Farm would not have been considered as an acceptable classification type for the Honor Farm at the time of the original 1989 Master Plan Implementation Architectural Program completed by Stone, Marraccini, Patterson/The Design Partnership. The classification type of

inmate currently being housed at the Honor Farm will have a direct effect on the type of replacement facility to be considered for reconstruction and the siting of that reconstruction or replacement of space.

On July 17, 2012, the Board of Supervisors awarded the construction contract to Deide Construction, Inc. of Lodi, California for the construction of the 192 jail bed Honor Farm Jail Bed Replacement Project located at the Stanislaus County Public Safety Center in lump sum amount not to exceed \$8,582,685. The proposed project, as constructed is a multi-tiered building constructed directly south of the existing minimum-security housing facility on the site of the Public Safety Center.

During the course of construction, the Project Manager issued contract change orders for work to improve and enhance the scope of the project. Most importantly, a change order approved by the Board of Supervisors on April 23, 2013, allowed for the addition of a stand-alone emergency generator by reusing the existing 350KVA emergency power generator at the former Honor Farm site. This move away from centralized emergency power at the Public Safety Center resulted in significant cost savings associated with the Emergency Generator Farm Improvements originally envisioned to be included in the Project Budget. Other change orders approved by the Project Manager included, but were not limited to additional minor landscaping and irrigation, additional data and communications work and changes to exterior fencing.

The Honor Farm Jail Bed Replacement Project, commonly referred to as Unit 2, is now complete and is currently occupied by inmates and is being staffed by the Sheriff's Office. The new, modern jail project is a monumental success for the County in replacing the jail beds lost in the Honor Farm fire and allowing for the closure of the dated facility. With 192 jail beds, the completion of this project allows the Sheriff's Office more flexibility in managing the current inmate population.

Additional Projects at the Public Safety Center

The Honor Farm Jail Bed Replacement Project was funded by Insurance Proceeds from the settlement of the Honor Farm fire. Upon final completion and acceptance of the project there is a remaining balance of \$632,745 in the Project Budget for construction available for future uses at this time. It is appropriate at this time to continue to fund improvements related to the Honor Farm Jail Bed Replacement Project and those improvements necessary at the Public Safety Center with funds available from Insurance Proceeds within the project budget.

Miller, Pezzoni and Associates, Inc. were approved by the Board of Supervisors to develop plans and specifications for the Emergency Generator Farm Improvements for connection to the Honor Farm Replacement Project for the lump sum not to exceed \$65,400. Miller, Pezzoni and Associates, Inc. have evaluated existing conditions, equipment and design options for connecting the Honor Farm Jail Bed Replacement

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Project to the emergency power generator farm at the Public Safety Center. In the end result, the Project Manager, with approval by the Board of Supervisors, issued a change order to Diede Construction to reuse the existing emergency generator from the former Honor Farm site. With the successful connection and testing of that generator for the project, the upgrade and synchronized electronics of the existing Emergency Generator Farm at the Public Safety Center is no longer necessary. At this time, the Project Manager recommends the construction of a concrete masonry unit (CMU) arc blast safety wall along the perimeter of the existing Emergency Generator Farm. Miller, Pezzoni & Associates have provided plans and specifications for an independent general contractor to perform this work. The Project Manager seeks authority to issue bids and award a contract to the lowest, responsive and responsible general contractor. Funds for this work are available from the Insurance Proceeds contained in the existing Honor Farm Jail Bed Replacement Project Budget. The cost of work is estimated between \$50,000 to \$70,000 and would be funded from the project savings.

The Project Manager is also requesting authorization to issue a Request for Proposals (RFP) to seek the design and construction of backflow preventers for connection of existing facilities at the Public Safety Center to the City of Ceres domestic water system. Backflow preventers are necessary to protect the existing domestic water system and were requested to be installed by the City of Ceres through the development and entitlement process for the AB 900 Public Safety Expansion projects. The Project Manager will return to the Board of Supervisors with a recommendation to award a design and construction contract at a later time. The cost of this work is estimated between \$250,000 and \$300,000 and would be funded from the project savings.

Schedule

The Honor Farm Jail Bed Replacement Project was delivered on time and under the project budget. The Sheriff's Office is currently occupying the project with inmates and staff. Future work at the Public Safety Center will be performed prior to award of the Public Safety Center expansion projects in Spring 2014.

POLICY ISSUES:

Approval of this action supports the Board's Priorities of a Safe Community and Efficient Delivery of Public Services by designing and constructing a facility for lost jail beds.

STAFFING IMPACT:

There is no additional staffing impact associated with this item. Existing Capital Projects staff will manage the project.

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CONTACT INFORMATION:

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

ATTACHMENTS AVAILABLE
FROM YOUR CLERK

RECORDING REQUESTED BY
AND RETURN TO:

Stanislaus County
Chief Executive Office
Attn: Patricia Hill Thomas
1010 10th Street, Suite 6800
Modesto, California 95354

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2013-0087683-00
Thursday, OCT 17, 2013 13:46:55
Ttl Pd \$0.00 Rcpt # 0003445565
OLD/R2/1-1

NOTICE OF COMPLETION

**Honor Farm Bed Replacement at the Public Safety Center, 200 E. Hackett Rd., Modesto, CA:
Diède Construction, Inc.**

NOTICE IS HEREBY GIVEN:

- 1) That Stanislaus County is the owner of real property ("Property") in paragraph 3, below.
- 2) That Stanislaus County awarded a construction contract to Diède Construction, Inc. for a work of improvement on the Property described in Paragraph 3, below.
- 3) That the Property herein referred to is situated in the State of California, County of Stanislaus, City of Modesto and is described as follows:

APN 086 015 030 200 E. Hackett Rd., Modesto, CA 95358

- 4) That the full name and address of the Owner of said Property is as follows: Stanislaus County c/o Chief Executive Office, Attn: Patricia Hill Thomas, 1010 10th Street, Suite 6800, Modesto, CA 95354.
- 5) That the nature of the title of the stated Owner is: in fee.
- 6) The name of the original contractor for said work of improvement is Diède Construction, Inc. of Lodi, California.
- 7) That on October 14, 2013 a work of improvement on the real property herein is described was completed.

VERIFICATION

I, Patricia Hill Thomas, declare that I am the Chief Operations Officer/Assistant Executive Officer of Stanislaus County, and that the County is the owner of the property described above. I have read the foregoing notice and know the contents thereof, and the same is true of my knowledge. I declare under penalty of perjury that the foregoing is true and correct. Executed on October 15, 2013 at Modesto, California.

Patricia Hill Thomas

Patricia Hill Thomas
Chief Operations Officer/Assistant Executive Officer
of Stanislaus County

Notarization is not required
for recording a Notice of Completion.
See Civil Code Section 3093 and Government Code Section 27287.

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