

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

DEPT: Chief Executive Office

BOARD AGENDA # B-5

Urgent

Routine

CEO Concurs with Recommendation YES NO

(Information Attached)

AGENDA DATE February 11, 2014

4/5 Vote Required YES NO

SUBJECT:

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction

STAFF RECOMMENDATIONS:

1. Approve the recommended list of pre-qualified Design-Build teams as a result of the Request for Statements of Qualifications process approved by the Board of Supervisors on October 29, 2013 for Project One (Housing and Medical/Mental Health Facility) and Project Three (Intake, Release, Transportation) as follows:

- Sundt Layton, A Joint Venture of Sacramento, California
- Balfour Beatty Construction Group, Inc. of Emeryville, California
- Hensel Phelps Construction Co. of San Jose, California
- McCarthy Building Companies, Inc. of Roseville, California
- Clark Construction Group - California, LP of Oakland, California
- Acme Construction Co., Inc. of Modesto, California
- Roebbelen / Tishman Joint Venture of El Dorado Hills, California

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FISCAL IMPACT:

The total estimated project budget for the AB 900 Phase II projects remains unchanged at \$89.5 million to fund Project One (Maximum Security Housing and Medical/Mental Health Facility) and Project Two (Day Reporting Center). The funding sources remain unchanged with State funding of \$80 million (90%), and a County cash match contribution totaling \$9.5 million (10%). The companion Project Three (Intake, Release, Transportation) is funded 100% by Public Facility Fees cash.

(Continued--Page 2)

BOARD ACTION AS FOLLOWS:

No. 2014-57

On motion of Supervisor Monteith, Seconded by Supervisor Withrow

and approved by the following vote,

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

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 Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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STAFF RECOMMENDATIONS: (Continued)

2. Approve the recommended list of pre-qualified Design-Build teams as a result of the Request for Statements of Qualifications process approved by the Board of Supervisors on October 29, 2013 for Project Two (Day Reporting Center):
 - C.T. Brayton & Sons, Inc. of Escalon, California
 - JL Bray & Son, Inc. of Salida, California
 - Sundt Layton, A Joint Venture of Sacramento, California
 - F&H Construction of Lodi, California
 - Diede Construction, Inc. of Woodbridge, California
 - Kitchell of Sacramento, California
 - Simile Construction Service, Inc. of Modesto, California
 - Acme Construction Co., Inc. of Modesto, California
 - Huff Construction Company, Inc. of Modesto, California
3. Approve the Bridging Documents/Performance Criteria and Concept Drawings for the AB 900 Phase II Jail Expansion Project for Project One (Housing and Medical/Mental Health Facility), Project Two (Day Reporting Center), and the County-Funded Project Three (Intake, Release, Transportation), as prepared by the HOK/LDA Design Team and as recommended by the Project Team and subject to final approval by the State Agencies.
4. Authorize the Project Manager to finalize all elements of the base design, incorporating final changes required by the State Fire Marshal relating to the construction of the Public Safety Center Expansion.
5. Authorize the Project Manager to issue a Request for Proposals for the design-build construction of Project Two (Day Reporting Center); to set a Proposal due date of March 19, 2014 no later than 2:00 p.m. and authorize the Project Manager to modify the Proposal due date if necessary.
6. Authorize the Project Manager to return to the Board of Supervisors to recommend a conditional award of the design-build construction contract subject to final approval by the State Agencies of a contract to the recommended Proposer for Project Two.
7. Authorize the Project Manager to issue a Request for Proposals for the design-build construction of Project One (Housing and Medical/Mental Health Facility) and Project Three (Intake, Release, Transportation); to set a Proposal due date of March 27, 2014 no later than 2:00 p.m., and authorize the Project Manager to modify the Proposal due date if necessary.

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8. Authorize the Project Manager to return to the Board of Supervisors to recommend three finalist Proposers to move forward to the final selection process; authorize a \$50,000 stipend to the two finalist Design-Build Proposals not selected.
9. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the bid and award phase of the project as long as they are within the project budget approved by the Board of Supervisors.

FISCAL IMPACT: (Continued)

The primary sources of the required match the County has committed to the project include \$1.5 million in existing appropriations previously approved by the Board of Supervisors for Jail Expansion and Master Planning, \$1.0 million from the Criminal Justice Facilities Fund, and \$7.0 million from an internal borrowing from the 2006 Tobacco Endowment Fund, for a total cash match of \$9.5 million. In addition, the sources include a non-cash match from land valued at \$500,000 at the site where the facility will be constructed, as outlined in the sources chart below for Projects One and Two funded by AB900 Phase II:

AB 900 Phase II Funding Sources	
	<i>Amount</i>
AB 900 Phase II State Funding	\$80,000,000
2006 Tobacco Endowment Fund Borrowing	\$7,000,000
AB 900 Phase I Public Facility Fees Cash	\$1,500,000
Criminal Justice Facility Fund Cash	\$1,000,000
Total Project Sources	\$89,500,000

The State of California has a 90% share of cost of the AB 900 Phase II Public Safety Center Jail Expansion Project which will be financed on an interim basis using funds from the State's pooled money investment account and ultimately using long-term lease revenue bond financing. On August 27, 2013, the Board of Supervisors approved the budget actions to appropriate the entire Project Budget using \$9.5 million in County match, \$500,000 in County Non-Cash Land Value and \$80 million in State AB 900 funds. Project One and Project Two budgets were established to reflect the Project Plan as outlined in the uses chart below:

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AB 900 Phase II Uses

	<i>Project 1</i>	<i>Project 2</i>	<i>Total Projects 1 & 2</i>
Salaries/Project Management	\$3,939,600	\$251,400	\$4,191,000
Services & Supplies	\$6,264,900	\$288,600	\$6,553,500
Architect	\$3,088,500	\$354,000	\$3,442,500
Cost Applied Charges	\$59,400	\$3,600	\$63,000
Construction	\$70,500,000	\$4,750,000	\$75,250,000
Total Project Uses	\$83,852,400	\$5,647,600	\$89,500,000

Cost Estimates

These projects have been extensively and repeatedly estimated for their projected cost. When the Board of Supervisors approved the submission of the Bridging Design documents and other matters to the various State agencies for their approval, a detailed cost projection was presented. These estimates show a range of cost for each project.

Project One: The construction funds for Project One total \$64,643,309. The range of cost estimates for Project One prior to final changes required by the State Fire Marshal ranged from \$60,745,897 to \$61,124,089, significantly under budget. One recent change required by the State Fire Marshal adds square footage to the project and an estimated \$1.2 million exposure, still leaving the project estimate under budget. The proposal alternates, particularly to add 96 beds to the Maximum Security Housing Units will also be priced. Based on the Architect's estimate, as well as the independent estimate, the Project One effort is well within the project budget.

Project Two: The smaller Project Two construction budget is \$4,381,944. There have been no changes to the project since the October, 2013 actions. The range of costs for Project Two ranged from \$4,425,774 to \$4,887,222, remaining slightly over budget without deductive alternates, which will be used to reduce the cost of Project Two during the bid process. The two State/County funded projects must be delivered together to meet the required project scope and, as such, savings from the Project One estimate will be used to meet the Project Two shortfall if that occurs at the time of bidding.

Project Three: The County-funded (Public Facility Fees cash) Project Three has a simplified State approval process given that is not funded by the State Lease Revenue Bond financing. The Project Three construction budget is \$17,750,000. Additional design work was completed in the Fall to further drive the estimated base cost lower and provide for alternates that will allow the County choices to control the cost of this

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project. The revised estimated cost is \$16,931,486; with \$1,166,381 for additive alternates and \$328,758 for deductive alternates. This Project is estimated to be within budget as a result of additional design work recently completed.

Facility Operations Cost Models

Along with the design, the Board of Supervisors accepted two facility operations estimates prepared for occupancy and operations of the facility, beginning in Fiscal Year 2017-2018 using the Initial Model and Optimal Model for cost estimating. In each model, costs including staffing, utilities, maintenance, contracted jail medical services, bedding, inmate clothing, and various other costs were factored into staff's analyses. As previously reported, the County has *no obligation to immediately* operate or staff the new facilities. A phased opening of the AB 900 Phase II Jail Expansion Project will be based on the County's fiscal recovery and the annual appropriations by the Board of Supervisors. In the Staffing section of this report, a more detailed analysis of staffing costs is provided. The total estimated cost including both sworn/non-sworn staff in today's dollars range from \$13.3 million in the Initial Model and \$14.6 million in the Optimal Model. **(Attachment A, Facility Operations Cost Models)**

Additionally, the County's Long-Range Model has been updated to project future operational costs. Strategies will be considered for a phased opening. As part of the 13-14 Final Budget a new assignment of \$2.0 million was established for first year costs, and Community Corrections Plan (CCP) funding and the use of one-time funding of \$3.0 million set aside in the adoption of the 2013-2014 CCP Plan will be instrumental for opening. Labor costs and other factors will influence the actual budgets, and by opening the new facility, the strategy for a phased opening includes transfer of existing detention resources to ensure the safest detention of the inmates in custody.

Design-Build Construction Procurement Strategy

On October 29, 2013, at the direction of the Board of Supervisors, the Project Manager issued a Request for Statement of Qualifications (RFSOQ) to pre-qualify Design-Build teams for the Public Safety Center Expansion Projects One, Two and Three.

At this time, staff recommends the Board of Supervisors deem the following design-build teams as pre-qualified:

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Project One (Housing Units/Mental Health) and Project Three (Intake, Release, Transportation):

- Sundt Layton, A Joint Venture of Sacramento, California
- Balfour Beatty Construction Group, Inc. of Emeryville, California
- Hensel Phelps Construction Co. of San Jose, California
- McCarthy Building Companies, Inc. of Roseville, California
- Clark Construction Group - California, LP of Oakland, California
- Acme Construction Co., Inc. of Modesto, California
- Roebbelen / Tishman Joint Venture of El Dorado Hills, California

Project Two (Day Reporting Center):

- C.T. Brayton & Sons, Inc. of Escalon, California
- JL Bray & Son, Inc. of Salida, California
- Sundt Layton, A Joint Venture of Sacramento, California
- F&H Construction of Lodi, California
- Diede Construction, Inc. of Woodbridge, California
- Kitchell of Sacramento, California
- Simile Construction Service, Inc. of Modesto, California
- Acme Construction Co., Inc. of Modesto, California
- Huff Construction Co., Inc. of Modesto, California

Respondents to the Statement of Qualifications were subject to an extensive and comprehensive review on the basis of the County's requirements. This review included an analysis of each proposer's legal, claims, financial and technical experience, as well as their technical and financial capacity to competently manage and complete the design and construction of this Project, and verifies their licensure and acceptable labor, safety and worker's compensation track record. The pre-qualification process is required by Public Contract Code Section 20133 and ensures the County's ability to differentiate between attributes of competing teams, thus pre-qualifying those teams that best meet the County's needs.

The Project Team is also requesting Board of Supervisors approval to pre-qualify specialty trade subcontractors as part of this process. **(Attachment B, Pre-Qualified Subcontractors by Trade)** Pre-qualified subcontractors will be eligible to bid any trade specific portion of the Project with all pre-qualified Design-Build teams.

One General Contractor/Design Build Team will be responsible for the Construction and separate accounting for Project One and Three together. Project One (Housing Units/Mental Health) and Project Three (Intake, Release, Transportation) will be open for proposals concurrently with Project Two (Day Reporting Center), but will be due

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approximately one week later in the procurement process. Projects One and Three are the bulk of the construction effort and it is planned they will be open for competitive proposals as one project, with two separate design-build construction contracts to comply with State AB 900 Phase II programming and administrative requirements. Staff will return to the Board of Supervisors to recommend a conditional award of a Design-Build Construction Contract to the Design-Build Entity that provides the best value to the County for Project One (Housing Units/Mental Health) and Project Three (Intake, Release, Transportation).

The field of general contractor/design-build teams is outstanding for this project and their interest in pursuing the construction of these projects will provide high-quality competitive proposals. As the Public Safety Center Jail Expansion project progresses, all major decisions will be brought back to the Board of Supervisors at each phase of these projects for consideration, review, and approval. The State Department of Finance and Department of Corrections and Rehabilitation will ultimately approve the award of the Design-Build construction contracts for Project One (Housing Units/Mental Health) and Project Two (Day Reporting Center).

DISCUSSION:

Background

On December 13, 2011, the Board of Supervisors authorized the submission of an application for AB 900 Phase II (Public Safety and Offender Rehabilitation Services Act of 2007) funding for urgently needed jail facilities. Stanislaus County competed on a statewide basis and the State selected the Stanislaus County Proposal for full funding, as the number one ranked medium sized County in California.

On March 9, 2012, the County was notified by the Corrections Standards Authority that it was awarded \$80 million in State Local Jail Construction funding (AB 900 Phase II), which requires a \$9.5 million local cash match, for a proposed project totaling \$89.5 million.

On May 30, 2012, as previously authorized by the Board of Supervisors, the Project Manager initiated the qualifications-based procurement process for architectural services through a Request for Statements and Qualifications (RFQP). The County separated the Master Jail Expansion Project into *three separate Projects* as outlined below:

- **Project One (Housing Units/Mental Health)** – Included two maximum-security housing units (192 beds each), special needs housing unit, medical and mental health housing unit (72 beds), health services facility, and security administration,

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to be funded 90% by Assembly Bill/AB 900 Phase II funding and 10% by County matching funds.

- **Project Two (Day Reporting Center)** - Included the Programs / Day Reporting Facility to be funded 90% by Assembly Bill/AB 900 Phase II funding and 10% by County matching funds.
- **Project Three (Intake, Release, Transportation)** - Included various support facilities to be funded entirely by County funds through money set aside from Public Facility Fees.

On September 11, 2012, the State Public Works Board (SPWB) approved Stanislaus County's project scope, project schedule and project costs, which was a significant milestone allowing Stanislaus County to be the first county in the State to be awarded under AB 900 Phase II Jail Construction funding to initiate the project and begin the design phase of construction. **(Attachment C, Project Scope)**

With the SPWB approval of the project scope, cost and schedule, the Project Manager was able to begin to incur expenses for specified activities that are reimbursable, including architectural programming and design. State reimbursement will commence after approval and award of the design-build contract.

On October 2, 2012, the Board of Supervisors awarded contracts for the bridging architectural services for Projects One, Two and Three of the Public Safety Center Expansion. On October 3, 2012, the Project Manager issued a Notice to Proceed on the Programming / Schematic Design phases for all three projects.

On June 18, 2013, the Board amended the design contracts with HOK Architects of San Francisco, California for all three projects including: Amendment Two to the Professional Services Agreement for Project One for additional services of medical equipment planning, food service planning, signage and a neighborhood planning strategy; Amendment One to the Professional Services Agreement for Project Three for signage design; and a new contract with the Architect to deliver design build bridging documents for Project Two, Programs/Day Reporting Facility. The project budgets through bridging design were updated to reflect the increased scope of work to be performed by HOK. Additionally, the Board approved the jail staffing plan for transition services necessary during the design and construction of the Public Safety Center Expansions and jail construction projects at the site.

On August 27, 2013, the Board of Supervisors authorized the Project Manager to submit schematic design drawings to the State of California, Board of State and Community Corrections, the State Fire Marshal and the California Department of

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Corrections and Rehabilitation for Project One (Housing and Medical/Mental Health); Project Two (Day Reporting Center) and Project Three (Intake Release, Transportation), as prepared by the HOK/LDA Design Team. At that time, the Board of Supervisors also authorized the Project Manager to seek a possible project scope change from the Board of State and Community Corrections from two 192 maximum bed units up to two 240 maximum bed units within the Approved Project Budget and allocated State funding. The possible project scope change was approved by the State Public Works Board on December 13, 2013.

The Project Manager transmitted the schematic design drawings to the State on September 6, 2013 for preliminary compliance review consistent with California Title 24 and State Fire Code for the construction of local detention facilities. Additionally, the Project Manager submitted an Operational Program Statement to the Board of State and Community Corrections for Project One and Project Two detailing the operation and management of the proposed County jail projects. The Design and Project team have completed the performance criteria and concept design drawings phase (bridging documents phase) and will be progressing through a series of complex tasks to gain approval from the Board of Supervisors and various State agencies for the review and approval of funding, design and construction of these vital public safety projects.

During the design development phase and before the bridging documents were submitted to various state agencies for approval, estimates were prepared for each of the projects and each of the three project estimates were within the project budget.

Significant Progress on Executing Agreements with State Agencies

On November 12, 2013, the Board of Supervisors authorized the Project Manager, County Counsel and Chairman of the Board of Supervisors to negotiate and execute the Board of State and Community Corrections Agreement (BSCC) and the Project Delivery and Construction Agreement (PDCA) between Stanislaus County and the State Public Works Board, the Department of Corrections and Rehabilitation, and the Board of State and Community Corrections for the Assembly Bill 900 (AB 900) Phase II Jail Financing Program for the construction of portions of the Stanislaus County Public Safety Center Expansion/Jail Construction Project. The PDCA provides the mechanism for obtaining State financing, first via an interim loan issued by the State's Pooled Money Investment Board (PMOB), and ultimately via the issuance of lease revenue bonds by the State Treasurer to finance the County Public Safety Center Expansion and other State funded projects. The BSCC Agreement sets forth the roles, responsibilities, and performance expectations of the parties for construction of the facility including that the County agrees to staff, maintain and operate the facility. These key agreements have subsequently been executed and approved by the State and the Chairman of the Board of Supervisors.

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The Board also authorized the Project Manager and County Counsel to negotiate and execute on behalf of the County in substantially the same form Exhibit A: the Project Scope, Cost and Schedule Description; Exhibit B: Form of Ground Lease; Exhibit C: Form of Right of Entry for Construction and Operation; and Exhibit D: Form of Facility Sublease. Since that time, staff has worked diligently to respond to requests by the various State agencies and to provide updated information required to ensure the project has the necessary approvals to go to bid.

Next Recommended Actions:

- ***Approve the Bridging Documents/Performance Criteria and Concept Drawings for County's AB 900 Phase II Jail Expansion Project for Project One (Housing and Medical/Mental Health Facility), Project Two (Day Reporting Center), and County-Funded Project Three (Intake, Release, Transportation), as prepared by the HOK/LDA Design Team and as recommended by the Project Team and subject to final approval by the State Agencies.***

At this time, the Board of Supervisors is requested to approve the Bridging Documents/Performance Criteria and Concept Drawings for the County's AB 900 Phase II Jail Expansion Project for Project One (Housing and Medical/Mental Health Facility), Project Two (Day Reporting Center), and County-Funded Project Three (Intake, Release, Transportation), as prepared by the HOK/LDA Design Team.

- ***Authorize the Project Manager to finalize all elements of the base design, incorporating final changes required by the State Fire Marshal relating to the construction of the Public Safety Center Expansion Project.***

The Board of Supervisors is also requested to authorize the Project Manager to finalize all elements to the base design, including any changes required by the State Fire Marshal. Consistent with the State Fire Marshal requirements, approval of these final bridging design elements will ensure that upon construction completion, the design of the facility incorporates those principles that will ensure the facility operates in the most safe and efficient manner.

The Project Team has worked diligently with the various and challenging State requirements and approvals to accelerate the project in every way possible. As a result, the final design was accelerated by the HOK / LDA Design team and submitted to the State for final review concurrent with several other major project activities. The State Fire Marshal identified three areas that were not noted in the earlier Schematic Design review, but have now been identified as requirements. The three areas include a

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second tier staircase for emergency exiting in the Maximum Security Housing Units, modification for line of sight in the Medical/Mental Health Unit and a change in exterior existing from the Maximum Security Housing Unit.

These recent requirements are noted in the Design Documents presented today to the Board of Supervisors and will be more fully detailed and provided to the pre-qualified design build teams during the Request for Proposals process.

The second staircase actually adds square footage to the housing units and as a result will likely increase the cost of construction. Fortunately, the Project One, Maximum Security and Medical/Mental Health has estimated project savings and alternates to allow the County to select a proposal that will be within the approved project budget.

A more detailed description of the final design elements for each project is outlined below.

Project One (Housing and Medical/Mental Health Facility):

Project One is designed to include two 192-bed maximum security housing units, with an additive alternate to consider a substitution of up to two 240-bed maximum security housing units if Proposals are within the established project budget. Additionally, Project One includes a 57-bed medical housing unit, a 15-bed health services unit, and a security administration function consisting of approximately 115,000 square feet total of new jail housing, treatment and program space. On August 27, 2013, the Board of Supervisors approved a resolution authorizing the Project Manager to consider a possible additive alternative scheme, which includes a project scope change of up to two 240-bed maximum units, to the Board of State and Community Corrections (BSCC) for approval of a possible scope change. This additive alternative scheme could bring the total amount of new beds in Project One to up to 552 beds. The State Public Works Board (SPWB) approved this potential scope change alternate on December 13, 2013.

Each of the three housing units will include a secure sally port entry, a security control room, video visitation cubicles, showers, secure dayrooms and outdoor recreation space, a retherm kitchen, and multipurpose and interview rooms. All three housing units will also include program services space for adult education, religious services, counseling, self-help classes, mental health evaluations/classes, and other life-skills and job/career preparatory programs to help reduce recidivism and assist with rehabilitation.

The two maximum security units are designed with a two story building scheme split between six, double tier housing pods that can hold 36 inmates each, for a total of 192 beds per unit. An additive alternative will add to the footprint to each maximum security

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unit to allow for up to a 240 bed housing unit. Unit control is central to each pod with views extending down the pod and through a security glass wall that separates the housing unit from the secure outdoor recreation area. Given the level of classification of the inmate at the maximum security level, this proposed design allows the Sheriff's Office to exercise the highest level of control and segregation for these housing units. Between the two maximum security units will be a secure sallyport for access to staff dining. Given the extreme nature of detention work, this much needed feature will allow staff to have a dedicated space for dining and breaks within the secure detention perimeter and allow staff to respond to emergency situations where needed without leaving the immediate area of their assigned housing units.

AB 109 Realignment and a shifting local jail population have driven the County Project Team to design a medical housing unit that will be constructed on a single level, with single occupancy cells. Design of the medical housing unit will allow for the treatment and segregation of mental health inmates and inmates with special health needs. Construction of this housing unit will be similar to maximum security housing units, but will also include safety cells and other health services related features where applicable.

The Health Services Unit will include health care staff office space, exam rooms, medical isolation cells, patient cells, holding cells, dental services space, secure records space, an equipment room and workstation, medical distribution, a conference room, a laboratory, exam rooms, patient rooms, an anteroom, and deputy and nurse workstations. The Health Services Unit is being designed in accordance with California Office of Statewide Health Planning and Development (OSHPD) standards to allow possible future licensing of the clinic facility; however, licensing is not anticipated nor required for the planned services to be provided initially. The unit will work to support the sheltered housing care of inmates not able to reside within any other housing units of the jail system due to the inmate's health condition. This effort to include a health services unit will assist in reducing operational costs of the Sheriff's Department budget for transportation and hospitalization of inmates at private medical centers. The unit will be serviced with a contracted private medical provider and County mental health service providers within Behavioral Health and Recovery Services (BHRS).

A security administration (control) center will include central control, sally port entry, armory and key control, facility commander and other shift/watch command office space. Additional space for tactical operations will also be included with a conference room for briefings. **(Attachment D, Project One Composite Ground Level Plan)**

Project One, using AB 900 jail construction funding, will fund the construction of secure staff parking to accommodate 144 vehicles, a jail transportation vehicular sallyport with folding security gates and an intake and transport parking lot that can accommodate 32 vehicles. This circulation and parking function of the County jail system will be greatly

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enhanced from the existing condition of the downtown Men's Jail to allow easy turnaround of full size commercial County jail and State prison transport vehicles.

Project Two (Day Reporting Center)

Project Two will allow the Probation Department, Behavioral Health and Recovery Services and Sheriff's Office to assist with rehabilitative and treatment services, monitoring and provide post release activities to the AB109 Realignment and SB 678 Probation offender population. The single story structure will be a stand-alone facility that is located west of the new Project Three and existing Immediate Action Plan at the Public Safety Center. The anticipated 13,574 square foot building will include a public reception lobby with controlled access to group classrooms, computer lab, drug testing, and interview rooms. Secure administration will allow for the departmental users to conduct business in a mix of private offices and team rooms. A staff break room and additional combination locker room and restrooms will serve the secure administration side of the building. The Project Two site will include 15 public paved parking spaces, 45 secure staff paved parking spaces and adequate low maintenance landscape. This new facility will become the permanent location of the Day Reporting Facility, replacing the need for space at 801 11th Street and the Day Reporting Modular Annex at 825 12th Street, both currently in downtown Modesto. **(Attachment E, Project Two First Floor Annotation Plan)**

Project One and Project Two are part of the total allocation of funds awarded by the State. The bidding strategy calls for Project Two to be bid first and if funds are needed, it will be funded from the entire funds available.

The State Department of Finance and Department of Corrections and Rehabilitation will ultimately approve the award of the Design-Build Construction Contracts for Project One (Housing and Medical/Mental Health Facility) and Project Two (Day Reporting Center).

Project Three (Intake, Release, and Transportation)

Project Three, Intake, Release, and Transportation, will become the hub of the Sheriff's Detention System and will support the jail expansion with the new Project One. As designed, the Project includes a public lobby and limited visiting area, jail administration, inmate intake & release, staff support, and all necessary circulation and common space within a single story building. The vital intake, release and transportation function has been designed to meet the full build out the Public Safety Center with the Sheriff's Office Detention staff having significant input on the design of this critical function. The women's intake currently located at the Public Safety Center will be relocated to this newly designed intake area, which will accommodate the booking and custody actions of all adult males and females in the County jail system.

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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Consequently, the new facilities will replace the existing Downtown Men's Jail intake, release and transportation function. A public lobby will be located on the western side of the project and will serve as the public interface for the entire County jail system. Secure staff parking, law enforcement access and the transportation function will be situated on the eastern side of the building.

Project Three, funded solely by County Public Facility Fees, will fund the costs of construction of the public face of the jail expansion including a new appropriate entrance to the Sheriff's Detention Center and its accompanying public improvements with adequate landscaping and hardscape. Design of the public lobby is a compromise of budget and efficiency with enough room for fixed seating, a reception window, two visitor toilets, public lockers and dedicated space for three video visitation booths and an interview room. At this time, the Project Team anticipates having an inmate video visitation system, including a remote visitation center, in place prior to the opening of Project One and Project Three at the Public Safety Center. The new public lobby will be a significant improvement over the existing Men's Jail.

Included in the detention function of Project Three is a new pre-booking area for local law enforcement, a processing counter with photo fingerprinting and adjacent male and female waiting area. Records for active and inactive holding are adjacent to the processing counter. An intake nurse exam area has been included for screening prior to the inmate visiting the classification office and being placed within the appropriate housing unit. Numerous holding, safety and sobering cells have been included in the in-custody intake area. Inmate property storage, with clothing exchange windows, has been generally sized to meet the needs of the facility throughout the long term. Additional space for transportation has been included for the efficient and safe transport of inmates to and from the downtown Modesto courthouse, State prison and other sites.

Construction of the Sheriff's Office support services and administration will be located and funded within Project Three. This portion of Project Three will include administrative space for command of the Jail system and Public Safety Center, staff training and briefing rooms. A physical training room has been designed including staff lockers for males and females for storage of personal and Sheriff's Office issued property. **(Attachment F, Project Three Ground Level Floor Plan, Attachment G Site Plan)**

- ***Authorize the Project Manager to issue a Request for Proposals for the design-build construction of Project Two (Day Reporting Center); to set a Proposal due date of March 19, 2014 no later than 2:00 p.m., and for the Project Manager to modify the Proposal due date if necessary.***

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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This action will allow the Project Manager to initiate the design and construction process for Project Two.

- ***Authorize the Project Manager to return to the Board of Supervisors to recommend a conditional award of the design-build contract subject to final approval by the State agencies.***

This action will allow the Project Manager to accept and open Proposals. The Board of Supervisors will be asked to consider awarding a qualified, best-value design-build contract in Spring 2014 for Project Two (Day Reporting Center) in strict accordance with the provisions of the Public Contracts Code for best-value consideration for a Design Build Project.

- ***Authorize the Project Manager to issue a Request for Proposals for the design-build construction of Project One (Housing and Medical/Mental Health Facility) and Project Three (Intake, Release, Transportation); to set a due date of March 27, 2014 no later than 2:00 p.m., and authorize the Project Manager to modify the proposal date if necessary.***

This action will allow the Project Manager to initiate the design and construction process for Projects One and Three.

- ***Authorize the Project Manager to return to the Board of Supervisors to recommend three finalist Proposers to move forward to the final selection process; authorize a \$50,000 stipend to the two finalist Design-Build Proposers not selected.***

Seven Design-Build Teams are recommended to be pre-qualified for the Project One and Project Three. Significant economies and efficiencies will be achieved by having one General Contractor complete the design and construct these facilities which, while funded by different sources are intertwined from a construction and ultimately an operational perspective.

The recommended approach is consistent with the Public Contract Code. All pre-qualified Design-Build Teams who submit design/construction proposals will provide design and cost proposals which will be evaluated pursuant to Public Contracts Code Section 20133, which sets forth a Best Value scoring approach for design build projects.

The statute requires that the following minimum factors shall each represent at least 10% of the total weight of consideration given to all criteria factors: price, technical

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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design and construction expertise, life cycle costs over 15 years or more, skilled labor force availability, and acceptable safety record.

A county using the best value approach may allocate the remaining 50% in any way it chooses. The Project Team has recommended the following evaluation criteria for the initial best value evaluation of the AB 900 proposals:

FACTORS	Maximum Points
1. Price - Base	25
2. Price - Alternates	15
3. Schedule and duration	10
4. Technical Design and Dedicated Construction Staff and Expertise (including subcontractors and dedicated staff)	10
5. Life Cycle Costs over 25 Years / Ideas for Cost Savings / Enhancements / Systems to Reduce Operating Cost	10
6. Skilled Labor Force Availability	10
7. Acceptable Safety Record	10
8. Key Design-Build Members	10
TOTAL (Maximum) 100 points	

Pursuant to Public Contract Code Section 20133(d) (4) (B) (2), once the initial evaluation is complete (evaluation of submitted proposals and initial interview), the top three responsive proposals will be ranked sequentially from the most advantageous to the least. Accordingly, County staff is recommending that those design-build teams whose scores are determined to provide the best value to the County using the above factors be shortlisted and invited to proceed in the next phase of the RFP process to determine which proposal is the most advantageous to the County.

The three finalists will be invited to submit enhanced proposal documents with pricing revised as appropriate. This gives the Design Build teams the opportunity to make proposed changes to the construction approach that could produce savings or enhance the project delivery. The three finalists will submit final proposals and one will be selected for award. The two finalists not awarded the Contract will each receive a stipend of \$50,000 which is intended to compensate them for the additional cost and effort required for their participation in the extended proposal process. This process is being used by other public agencies and the Project Manager has confirmed that the \$50,000 stipends are reimbursable by the State. In exchange for the payment of a \$50,000 stipend as a finalist in the process, all three finalists are being asked to agree to the following conditions:

- Each finalist shall renew their Proposal Security for an additional sixty (60) days to allow the County to spend additional time in the interview and selection process.

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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- Any finalist not awarded the Contract shall agree not to protest the award of the Contract to a different finalist.
- All proposal documents and other submissions and concepts discussed by any finalist during the interview and selection process shall become the property of the County.

Following the final process, the Project Team will return to the Board with a recommendation to award to that design-build team whose proposal County staff determines is the most advantageous to the County.

On January 18, 2014, the Board of Supervisors Capital Facilities Committee comprised of Supervisors O'Brien and Monteith were briefed on the planned approach, the pre-qualification process and the proposed Best Value scoring methodology that will be issued with the RFP for design-build teams.

As a prerequisite to commencing final design and construction activity, the State Department of Finance will approve the Board's conditional awards of both Project One and Project Two.

Schedule

Today's action by the Board of Supervisors is a significant step forward in the construction of the Public Safety Center Expansion Project. The Project Manager is seeking to move the project forward into the complex bid and award phase of the AB 900 Phase II Public Safety Center Expansion project.

Construction completion for Project Two (Day Reporting Center) is anticipated in Summer 2015. Construction completion for Project One (Housing and Medical/Mental Health Facility) and Project Three (Intake, Release, Transportation) is anticipated in late 2016 to early 2017. Construction of the projects will have a significantly positive impact in terms of construction-related employment locally and off-site and result in a considerable public safety improvement.

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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Tasks and Timeline

Winter 2014	<ul style="list-style-type: none"> Request for Proposals is issued to pre-qualified contractors for Projects One, Two and Three
Spring 2014	<ul style="list-style-type: none"> Evaluate Design-Build proposals for Project Two and recommend award of contract to the Board of Supervisors
Summer 2014	<ul style="list-style-type: none"> Short-List Design-Build proposals for Projects One and Three and recommendation of award to Board of Supervisors Completed construction drawings submitted to State agencies for review and approval for Projects One and Two.
Winter 2015	<ul style="list-style-type: none"> Completed construction drawings submitted to State agencies for review and approval for Projects One and Three
Summer 2015	<ul style="list-style-type: none"> Final construction of Project Two completed
Fall 2015	<ul style="list-style-type: none"> Occupancy of Project Two/Day Reporting Center
Fall 2016	<ul style="list-style-type: none"> Final construction of Projects One and Three complete
Spring 2017	<ul style="list-style-type: none"> Occupancy of Projects One and Three
FY 2017-2018	<ul style="list-style-type: none"> First full year of occupancy

The Design-build Performance Criteria and Specifications Documents and the Project Manual are available from the Clerk of the Board.

POLICY ISSUES:

All of the actions in this item will advance the Board of Supervisors' priority to strive for A Safe Community by increasing detention capacity to meet projected needs and minimize use of alternatives to incarceration for potentially dangerous criminals.

These actions also support the Board's priority to provide Efficient Delivery of Public Services in pursuing State funds by leveraging limited County resources effectively.

STAFFING IMPACTS:

On June 18, 2013, the Board of Supervisors approved the jail staffing plan for transition services necessary during the design and construction of the Public Safety Center Expansions and jail construction projects at the site. As previously reported relating to the Public Safety Center Jail Expansion, the cost to operate and staff the additional 384-456 beds and the associated facilities is considerable. Staff anticipates using a *flexible implementation strategy* to maximize all available tools and resources, including staffing that will allow the County to safely house inmates within appropriately secure facilities. Upon construction completion, the staffing and transition to the new jail facilities will be phased based on the County's economic recovery. AB 900 Phase II funding includes the provision that the County is not obligated to fully staff the new facilities upon opening.

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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As previously reported, the County has no obligation to fully operate or staff the new facilities, so long as occupancy commences by March 31, 2017. A phased opening of the AB 900 Phase II Jail Expansion Project will be based on the County's fiscal recovery and the annual appropriations by the Board of Supervisors.

The first full year of operations is projected to be the 2017-18 fiscal year. Project One (Housing Units) are expected to need 137.16 sworn staff, with 37.44 existing sworn positions dedicated from existing staffing allocations, to maintain adequate safety and control of the mental health and high security functions of the new maximum and medical housing units. The Sheriff's Office recommends the closure of the Inmate Work Quarters (IWQ) at the Downtown Men's Jail to facilitate a transition of jail staff and inmates into the modern and safe Project One. Clerical support staff will additionally add to the staffing need with 12 clerical staff, with the use of 10 existing clerical positions, for a total new position allocation of 2 clerical staff positions. The expected General Fund obligation to provide for 101.72 new positions for Project One and Project Three will be \$9,999,850.

Original estimates prepared by the consultant identified the initial projected cost of \$10 million which did not include support staff, contracted jail medical services or facilities maintenance services and utilities. Additional ongoing operational costs of utilities, food service and inmate laundry must also be estimated. The County must minimally open the new facility within 90 days of final construction. The County has the complete discretion to incrementally occupy based on its ability to fund operations and a phased occupancy is expected. The actual costs will be dependent on the number of beds filled and the annual appropriation by the Board of Supervisors of the Sheriff's Detention Budget.

On October 29, 2013, the Board of Supervisors approved the Operational Program Statements for the Public Safety Center Project that included a Preliminary Staffing Plan consistent with Title 15 of the California Code of Regulations. The HOK team, the Chief Executive Office and Sheriff's Office analyzed the needs of the designed facility, including span of control, safety, shift relief and additional factors necessary to operation of the facility. As approved by the Board of Supervisors. Staff will use a phased approach with two basic levels of operation for Project One and Project Three, including an Initial (2, 192 Units) and Optimal scenario (2, 240 Housing Units) as more fully shown in the charts below:

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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Initial Staffing Model					
Classification	Total Positions	Existing Positions	New Positions	Annual Cost	Total New Cost
Captain	1.00	1.00	0.00	\$188,402	\$0
Sergeant	8.13	3.00	5.13	\$117,000	\$600,210
Lieutenant	1.00	1.00	0.00	\$145,000	\$0
Deputy	127.03	32.44	94.59	\$98,000	\$9,269,820
Sworn Sub-Total	137.16	37.44	99.72		\$9,870,030
Kitchen Staff	0.00	0.00	0.00	\$55,457	\$0
Clerical Support	12.00	10.00	2.00	\$64,910	\$129,820
Support Sub-Total	12.00	10.00	2.00		\$129,820
Total All Positions	149.16	47.44	101.72		\$9,999,850

Optimal Staffing Model					
Classification	Total Positions	Existing Positions	New Positions	Annual Cost	Total New Cost
Captain	1.00	1.00	0.00	\$188,402	\$0
Sergeant	8.13	3.00	5.13	\$117,000	\$600,210
Lieutenant	2.00	1.00	1.00	\$145,000	\$145,000
Deputy	137.29	32.44	104.85	\$98,000	\$10,275,300
Sworn Sub-Total	148.42	37.44	110.98		\$11,020,510
Kitchen Staff	2.00	0.00	2.00	\$55,457	\$110,914
Clerical Support	13.00	10.00	3.00	\$64,910	\$194,730
Support Sub-Total	15.00	10.00	5.00		\$305,644
Total All Positions	163.42	47.44	115.98		\$11,326,154

Sheriff's Office staff has also taken into consideration the additive alternative scheme for up to two 240-bed maximum-security housing units, for a total of up to 552 beds with a net increase of up to 96 beds from the expected figure estimated for the additional staffing cost within Fiscal Year 2016-2017.

Approval of Actions Related to the AB 900 Phase II Public Safety Center Expansion Project; Approval to Pre-Qualify Design-Build Teams for Project One (Maximum Security Housing); Project Two (Day Reporting Facility); Project Three (Intake, Release, Transportation); Approval of Design-Build Construction/Performance Criteria and Concept Drawings and Approval to Seek Design-Build Proposals for Construction
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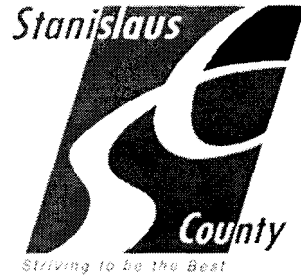
Jail medical services are currently supported by a contract with California Forensic Medical Group (CFMG), is expected to increase in cost to meet the inmate demand at the Public Safety Center with the construction of additional beds in the County Jail system for a projected cost of \$1,800,000 beginning in Fiscal Year 2016-2017. General Services Agency staff will provide maintenance services for the facilities to be constructed with the Public Safety Center Expansion Project. It is anticipated that there will be a need for 1.47 (full time equivalent) FTE staff for Project One and .49 FTE for Project Three will an anticipated annual maintenance cost exposure of \$270,881 for maintenance staffing and \$96,207 for estimated services and supplies.

The inclusion of Project Two, Programs/Day Reporting Center, in the State Project Scope will provide alternatives to incarceration. The Day Reporting Center will use a staffing model that incorporates existing staff from the Probation Department with 9 Probation Officers and 2 clerical staff to be relocated from the Interim Day Reporting Facility at 801 11th Street, Modesto. Behavioral Health and Recovery Services (BHRS) will use 12 existing staff that will be relocated from the Interim Day Reporting Annex at 825 12th Street, Modesto. Funds are currently approved for the Day Reporting Center using Community Corrections Partnership (CCP), Assembly Bill (AB) 109, Senate Bill (SB) 678 and SB 105 funding. Five funding sources for BHRS include Assembly Bill (AB) 109, Substance Abuse Prevention and Treatment (SAPT) Block Grant, Mental Health Services Act (MHSA) revenue, Medi-Cal revenue and 1991 Realignment Funds. General Services Agency staff will provide maintenance services for Project Two. It is anticipated that there will be a need for .15 (full time equivalent) FTE staff for Project with an anticipated annual maintenance cost exposure of \$21,069 for staffing and \$9,773 for estimated services and supplies.

CONTACT PERSON:

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

ATTACHMENTS AVAILABLE
FROM CLERK



Attachment A

Facility Operations Cost Models

Attachment A: Facility Operations Cost Models

	Initial Year 1	Optimal Year 1
Sworn Staff	\$9,870,030	\$11,020,510
Support Staff	\$129,820	\$305,644
Maintenance Staff	\$300,709	\$300,709
Contracted Medical	\$1,800,000	\$1,800,000
Utilities/Maintenance Supplies	\$639,352	\$639,352
Food	\$359,525	\$359,525
Clothing/Laundry		
Sub-Total - Ongoing	\$13,099,436	\$14,425,740

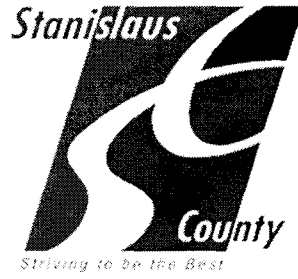
Ongoing Costs

Beds	\$25,100	\$25,100
Inmate Uniforms/Linen	\$100,000	\$100,000
Misc. Costs	\$17,500	\$17,500
Clothing/Laundry	\$49,932	\$49,932
Sub-Total - One-Time	\$192,532	\$192,532

One-Time Expenses

Total **\$13,291,968** **\$14,618,272**

Note: The current project delivery schedule indicates Fiscal Year 2017-2018 would be the first full fiscal year operating the new facilities.



Attachment B

Pre-Qualified Subcontractors By Trade

Attachment B: Subcontractors by Trade

STANISLAUS COUNTY PUBLIC SAFETY CENTER EXPANSION PROJECTS ONE AND THREE

HVAC Subcontractors

ACCO Engineered Systems, Inc., License #120696
AIRCO Mechanical, Inc., License #311454
Boneso Brothers Construction, Inc., License #769190
Champion Industrial Contractors, Inc., License #174777
Critchfield Mechanical, Inc., License #341107
Frank M. Booth, Inc., License #'s: 142219, 793419, 465012
Intech Mechanical Company, Inc., License #672404
Lawson Mechanical Contractors, License #178385
Lyles Mechanical Co., License #433674
Marelich Mechanical Co., Inc., License #752638
Modern Air Mechanical, License #567680
Nico, Inc., License #582673
Pan-Pacific Plumbing Co., License #93910
Southland Industries, License #114040

Plumbing Subcontractors

ACCO Engineered Systems, Inc., License #120696
Boneso Brothers Construction, Inc., License #769190
Champion Industrial Contractors, Inc., License #174777
Frank M. Booth, Inc., License #'s: 142219, 793419, 465012
Intech Mechanical Company, Inc., License #672404
J. W. McClenahan Co., License #308818
Lawson Mechanical Contractors, License #178385
Lyles Mechanical Co., License #433674
Marelich Mechanical Co., Inc., License #752638
Network Plumbing & Mechanical Inc., License #984512
Nico, Inc., License #582673
Pan-Pacific Plumbing Co., License #93910
Sahargun Plumbing, Inc., License #392362
Southland Industries, License #114040

Attachment B: Subcontractors by Trade

Electrical Subcontractors

Access to Power, Inc. dba Access Electric, License #667801

Bergelectric Corp, License #85046

Collins Electrical Company Inc., License #115427

Del Monte Electric Co Inc., License #161955

Helix Electric Inc., License #483309

Kertel Communication, Inc., dba Sebastian, License #630669

Redwood Electric Group Inc., License #318433

Rosendin Electric, Inc., License #142881

Schetter Electric, Inc., License #245778

Security Electronics / Low Voltage Subcontractors

Accurate Control, Inc., License #860819

CML RW Security, LLC, License #986013

Collins Electrical Company Inc., License #115427

Engineered Control Systems, Inc., License #805507

Justice Systems Corporation, License #796074

Metroplex Control Systems, License #820008

Phelps-Tointon Inc. dba Southern Folger Detention Equipment Co., License #'s: 579510, 579117

Security Design Inc. dba EO Integrated Systems, License #: 956335

Sierra Detention Systems Inc., License #766453

Stanley Convergent Security Solutions, Inc., License #848019

Status Electrical Corporation dba Status Automation, License #857279

Detention Equipment Subcontractors

Capitol Builders Hardware, Inc., License #'s: 294543, 596725, 969702

CML RW Security, LLC, License #986013

Cornerstone Detention Products, Inc., License #920399

ISI Detention Contracting Group, Inc., License #683684

Norment Security Group, Inc., License #761519

Sierra Detention Systems Inc., License #766453

Phelps-Tointon Inc. dba Southern Folger Detention Equipment Co., License #'s: 579510, 579117

Universal Security Products, Inc., License #267203



Attachment C

Project Scope

Attachment C: Project Scope

**PROJECT SCOPE SUMMARY
STANISLAUS COUNTY PUBLIC SAFETY CENTER
STANISLAUS COUNTY
200 EAST HACKETT ROAD * MODESTO, CA 95358**

This project will design and construct two new buildings totaling approximately 130,000 square feet of housing, treatment, and program space on approximately 9 acres of a greater 127± acres of county owned land on which the county's existing public safety center is located. Both buildings will be dependent on the existing, adjacent facilities for several core operational components, including kitchen and laundry services; intake, release, and transportation; and staff support space.

The jail expansion building will provide approximately 116,000 square feet, including two maximum security housing units providing approximately 192 beds each and a medical/mental health housing unit providing approximately 72 beds, for a total of approximately 456 beds. Each housing unit will include a secure sally port entry, a unit security control room, video visitation cubicles, showers, dayrooms and outdoor recreation space, a retherm kitchen, and multipurpose and interview rooms. All three housing units will also include program services space for education, religious services, counseling, self-help classes, mental health evaluations/classes, and other life-skills and job/career preparatory programs. This building will also include a health services unit and a security administration (control) center.

The health services unit will provide office space, records space, holding cells, dental services space, an equipment room and workstation, a pharmacy, a conference room, a laboratory, exam rooms, sheltered housing space, an anteroom, and officer and nurse workstations. The security administration (control) center will include central control, sally port entry, armory and key control, staff briefing space, office space, and multipurpose and interview rooms.

The day reporting center will provide approximately 14,000 square feet of space for services to the offender population on probation under the county's jurisdiction. This building will include a public lobby and reception area, administration space, a processing area, classrooms, a multipurpose room, and counseling rooms.

This project will include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. This project will also include approximately 200 parking spaces for staff and visitor parking. The buildings will be constructed primarily of steel and concrete for security and long-term durability. In addition, there will be secure fencing surrounding the jail expansion building to provide grounds security.

This project also includes several bid alternates. The most significant would provide approximately 24 additional double occupancy cells to each maximum security housing unit, resulting in approximately 240 beds per housing unit and a total of approximately 552 beds and approximately 140,000 square feet of space in the jail expansion building. The expansion to accommodate these additional cells will also result in additional program space in each maximum security housing unit that will be used for interview rooms. Other bid alternates for the jail expansion building include additive alternates to replace manually operated cell doors with mechanically driven cell doors and miscellaneous aesthetic architectural and landscaping features, as well as a deductive bid alternate to reduce the amount of food services equipment in the staff area.

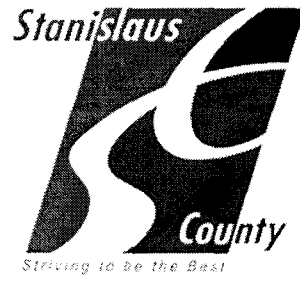
For the day reporting center, the additive bid alternates include an upgrade to base design of mechanical units; adding an enhanced fire alarm system, solar tubes in the staff office area, a folding partition in the large classroom, flag poles with lights, graffiti coating to CMU walls, a trellis feature at staff entrance, and an exterior courtyard fan; and raising the concrete masonry unit wall at employee parking. The deductive bid alternates include removing canopies and

mechanical screening, and reducing classroom height by two feet and the visitor parking by half. Selection of any of these bid alternates for either building is dependent on the design-build proposals received. Consideration of which, if any, bid alternates to use will focus on getting the best value within the existing project budget.

Approve / Disapprove / Approve with changes

Jatini Hojima
Stanislaus County Authorized Representative

1/14/14
Date



Attachment D

Project One Composite Ground Level Plan

Attachment D: A101 – Project One Composite Ground Level Floor Plan



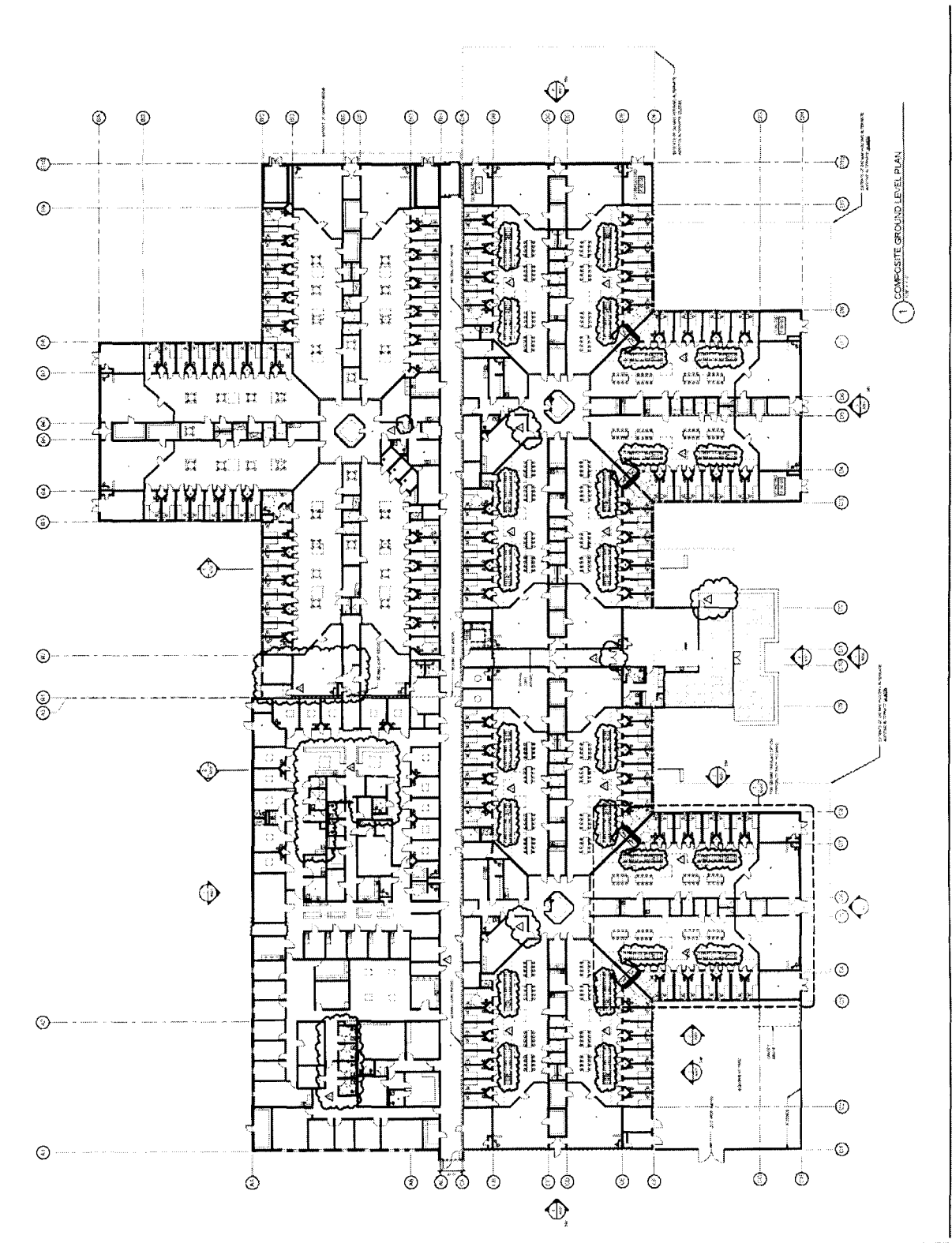
Project: **Statewide FSU Expansion**
 Phase 1: **Project One**
 Architect: **Skidmore, OWINGS & Merrill LLP**
 Statewide County Capital Projects
 1000 N. University Blvd., Suite 1000
 Tallahassee, FL 32310
 Phone: 904.438.2311
 Fax: 904.438.2312

FLD partners
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 PHONE: 904.438.2311
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ARCHITECT
 SKIDMORE, OWINGS & MERRILL LLP
 1000 N. UNIVERSITY BLVD., SUITE 1000
 TALLAHASSEE, FL 32310
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 FAX: 904.438.2312

ENGINEER
 HOK
 1000 N. UNIVERSITY BLVD., SUITE 1000
 TALLAHASSEE, FL 32310
 PHONE: 904.438.2311
 FAX: 904.438.2312

DATE: 10/15/2014
SCALE: AS SHOWN
PROJECT: STATEWIDE COUNTY CAPITAL PROJECTS
PHASE: PHASE 1
PROJECT ONE
COMPOSITE GROUND LEVEL PLAN

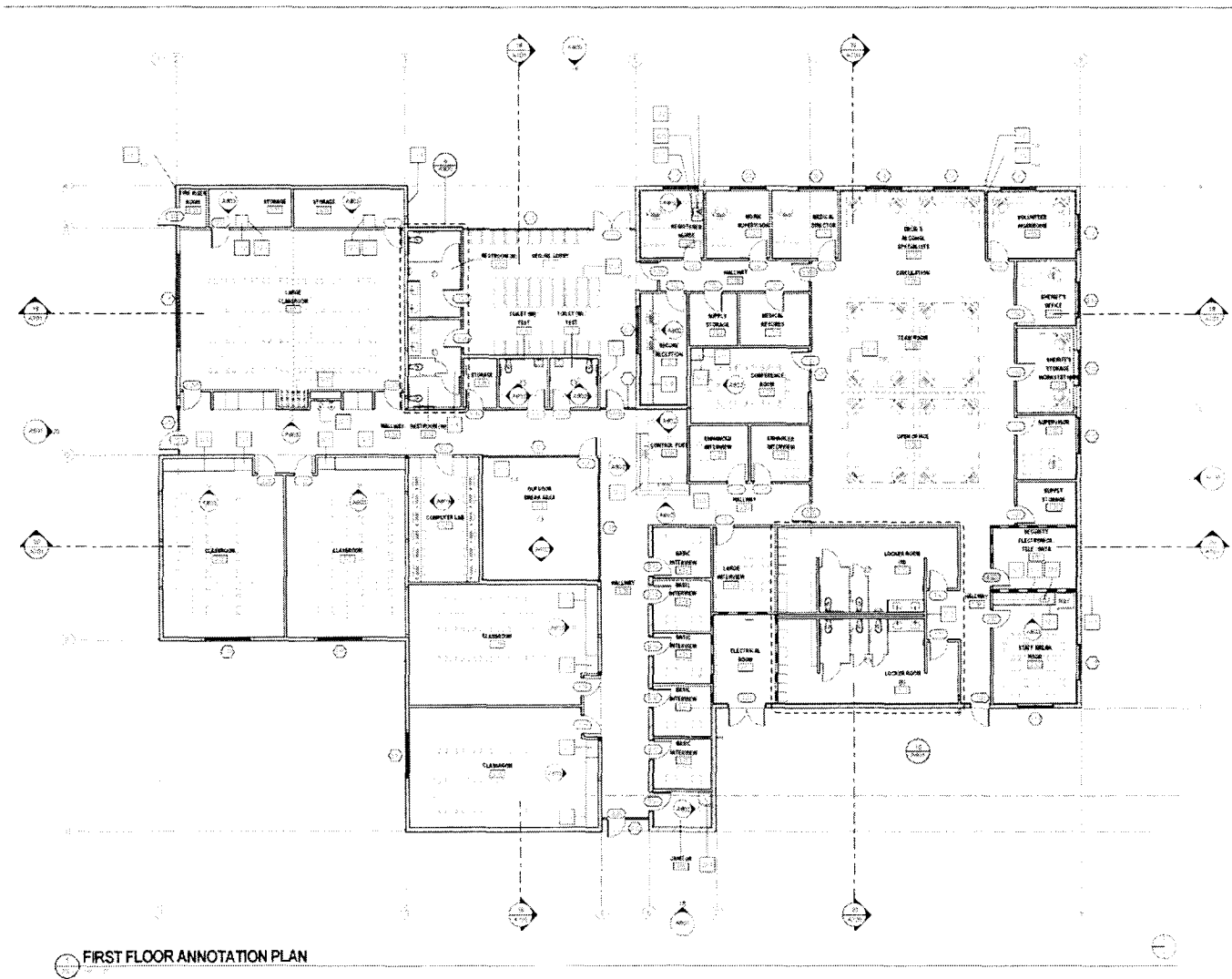




Attachment E

Project Two First Floor Annotation Plan

Attachment E: A301 – Project Two First Floor Annotation Plan



FIRST FLOOR ANNOTATION PLAN

LEGEND

- EXISTING STRUCTURE
- NEW STRUCTURE
- EXISTING WALL
- NEW WALL
- EXISTING DOOR
- NEW DOOR

KEYNOTES

1. SEE SHEET A302 FOR CONTIGUOUS AREAS.
2. SEE SHEET A303 FOR CONTIGUOUS AREAS.
3. SEE SHEET A304 FOR CONTIGUOUS AREAS.
4. SEE SHEET A305 FOR CONTIGUOUS AREAS.
5. SEE SHEET A306 FOR CONTIGUOUS AREAS.
6. SEE SHEET A307 FOR CONTIGUOUS AREAS.
7. SEE SHEET A308 FOR CONTIGUOUS AREAS.
8. SEE SHEET A309 FOR CONTIGUOUS AREAS.
9. SEE SHEET A310 FOR CONTIGUOUS AREAS.
10. SEE SHEET A311 FOR CONTIGUOUS AREAS.
11. SEE SHEET A312 FOR CONTIGUOUS AREAS.
12. SEE SHEET A313 FOR CONTIGUOUS AREAS.



Project
Project #2 - Day Reporting Center
 2017-2018
 Prepared For
County of Stanislaus
 1000 Capitol Mall, Suite 1000
 San Francisco, CA 94108



Contract No. 2017-002293377-2
 1000 Capitol Mall, Suite 1000
 San Francisco, CA 94108
 Tel: 415.435.0300 Fax: 415.435.0303



- ULD partners**
- LLA Partners, LLP**
 41424 Canyon Blvd, Suite 100
 Boulder, CO 80504
 Tel: 303.440.1400
- JH Larkin Engineering**
 214 West 10th Street, Suite 4
 Berkeley, CA 94710
 Tel: 415.863.1800
- Muir, Phipps & Associates, Inc.**
 1000 California Street, Suite 400
 Oakland, CA 94612
 Tel: 415.763.2000
- Larkin Engineering**
 Mechanical & Plumbing Engineering
 1500 Lincoln Blvd, Suite 100
 Berkeley, CA 94710
 Tel: 415.863.1800
- ADP Engineers, Inc.**
 1000 California Street, Suite 400
 Oakland, CA 94612
 Tel: 415.763.2000
- Architectural Engineering Group**
 4000 Telegraph Ave, Suite 200
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 Tel: 415.763.2000
- KL & Associates**
 1000 California Street, Suite 400
 Oakland, CA 94612
 Tel: 415.763.2000
- Contracting**
 1000 California Street, Suite 400
 Oakland, CA 94612
 Tel: 415.763.2000

Project No. **CONCEPT DRAWINGS**
 Date: 08/15/2017
 Project: **PRJ - A301** (Name: 017)

Sheet No. **FIRST FLOOR ANNOTATION PLAN**

A301

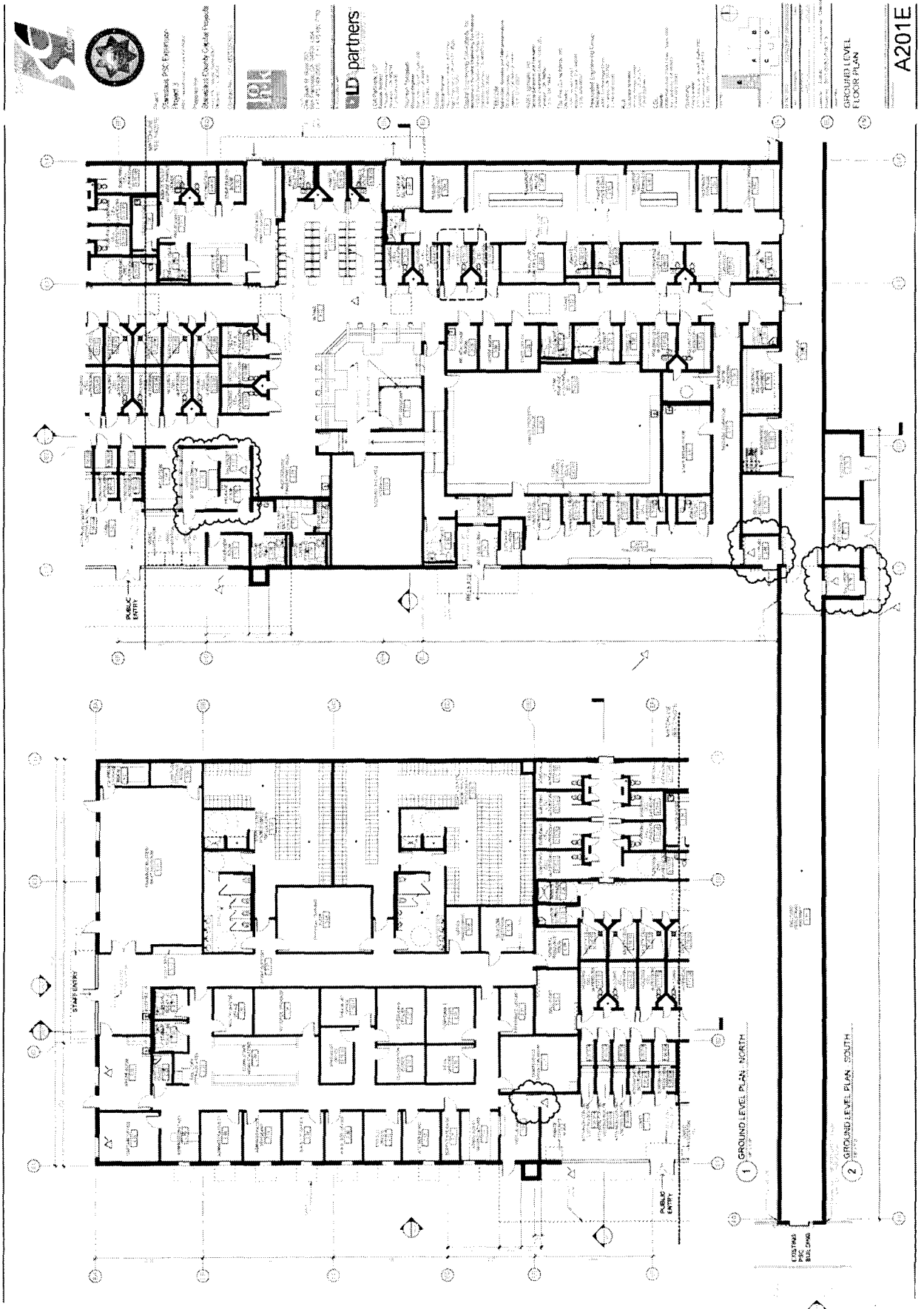
DATE PLOTTED: 08/15/2017 10:00 AM



Attachment F

Project Three Ground Level Floor Plan

Attachment F: A201E – Project Three Ground Level Floor Plan





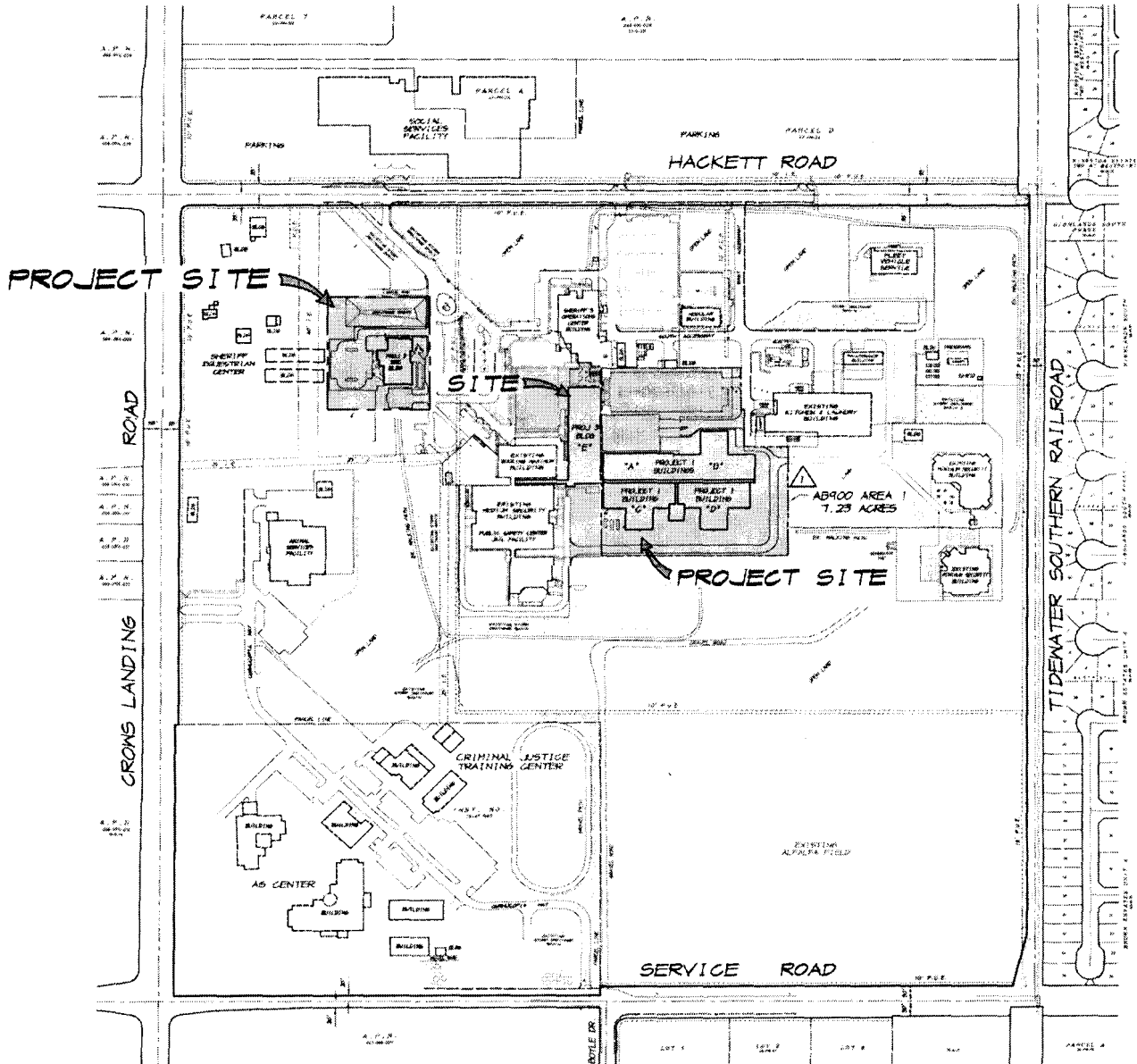
Attachment G

Site Plan

Attachment G: Site Plan

LEGAL DESCRIPTION

BEING A PORTION OF THE WEST HALF OF SECTION 16,
TOWNSHIP 4 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN,
CITY OF CERES, COUNTY OF STANISLAUS, CALIFORNIA
ASSESSOR'S PARCELS 026-015-030



COUNTY CENTER NO. 6
OVERALL SITE MAP

AB 900 Phase II-Public Safety Center Expansion-February 11, 2014

- Approval to Pre-qualify Design-Build Teams for Project One: Maximum Security Housing and Medical/Mental Health; Project Two: Day Reporting Center; Project Three: Intake, Release, Transportation;
- Approval of Design-Build Construction/Performance Criteria and Concept Drawings, and;
- Approval to Seek Design-Build Proposals for Construction.



Public Safety Center Jail Expansion Project



Sheriff Adam Christianson
Sheriff-Coroner
Stanislaus County

Public Safety Center Jail Expansion Project

Realignment Won't Work Here



Adult Detention Facility Snapshot-January 2014

- 1233 inmates in custody; (249) are sentenced and (984) are un-sentenced. Multiple charges per offender include:
 - (525) Drug related offenses
 - (29) Weapon charges
 - (612) Violent crimes (misdemeanor & felony)
 - (55) Sex crimes
 - (501) Theft, burglary, & robbery crimes
 - (264) Vehicle code violations, (134 vehicle theft)
 - (41) Illegal aliens
 - (30) Parole violators
 - (6) 3454PC and (43) 3455PC, Probation violators

Adult Detention Facility Snapshot-January 2014

- Between the Downtown Jail and the Public Safety Center:
 - (119) Inmates for 187 PC (murder); does not include attempted murder
 - (111) Mental Health (currently taking psych meds)
 - (49) 3 strike inmates
 - (535) Maximum security inmates
 - (171) Documented gang members
 - (152) Gang dropouts

Adult Detention Facility Snapshot-January 2014

- 543 inmates being housed one or more levels below their classification rating.
- Average sentence of AB 109 inmate is 942 days.
- Average length of stay for these inmates is 205 days, of which, a sentenced inmate only serves 30% of their sentence. (Temporarily reduced to approximately 20% on a short-term basis, until more staff is hired and 11 Deputies complete CORE Academy)

Impact of Realignment

- 301 AB 109 inmates sentenced: 13 on Alternative Work Program and 61 on Home Detention.
- 23% of County adult detention population are AB 109 inmates.
- AB 109 inmates are in custody for drug related offenses, weapons charges, sex crimes, theft, burglary, robbery and vehicle code violations.

Public Safety Center Jail Expansion Project

AB 900 Phase II– Jail Bed Capacity

	Existing	AB 900 Phase II Jail Expansion
Immediate Action Plan & Minimum Unit 1	726	726
Unit 2 (Honor Farm Replacement Project)	192	192
Housing Units Project One		456
Total Beds at Public Safety Center	918	1374
	Existing	Close IWQ Unit
Downtown Jail Beds	396	334
	Total Beds	Total Beds
Overall Total Jail System Beds	1314	1708
	Net Increase	Net Increase
Overall Net Bed Increase to Jail System	--	394

*Does not include possible addition of 96 beds at PSC in Project One nor temporary closure.

Public Safety Center Jail Expansion Project



Captain Bill Duncan
Sheriff's Detention
Stanislaus County

Public Safety Center Jail Expansion Project

- **AB 900 Phase II– A State/County Project**

\$83,852,400 Project One (Housing and
Medical/Mental Health)

\$ 5,647,600 Project Two (Day Reporting Center)

\$89,500,000 Total

State Lease-Revenue Bond Funding: 90%

County Match: 10% Cash and In-Kind Match



- **County funded Project Three (Intake/Release)**

\$24,044,509 funded by Public Facility Fees (PFF)

Public Safety Center Jail Expansion Project

- PROJECT 1:



AB 900 Phase II
Funded (90% State/
10% County)

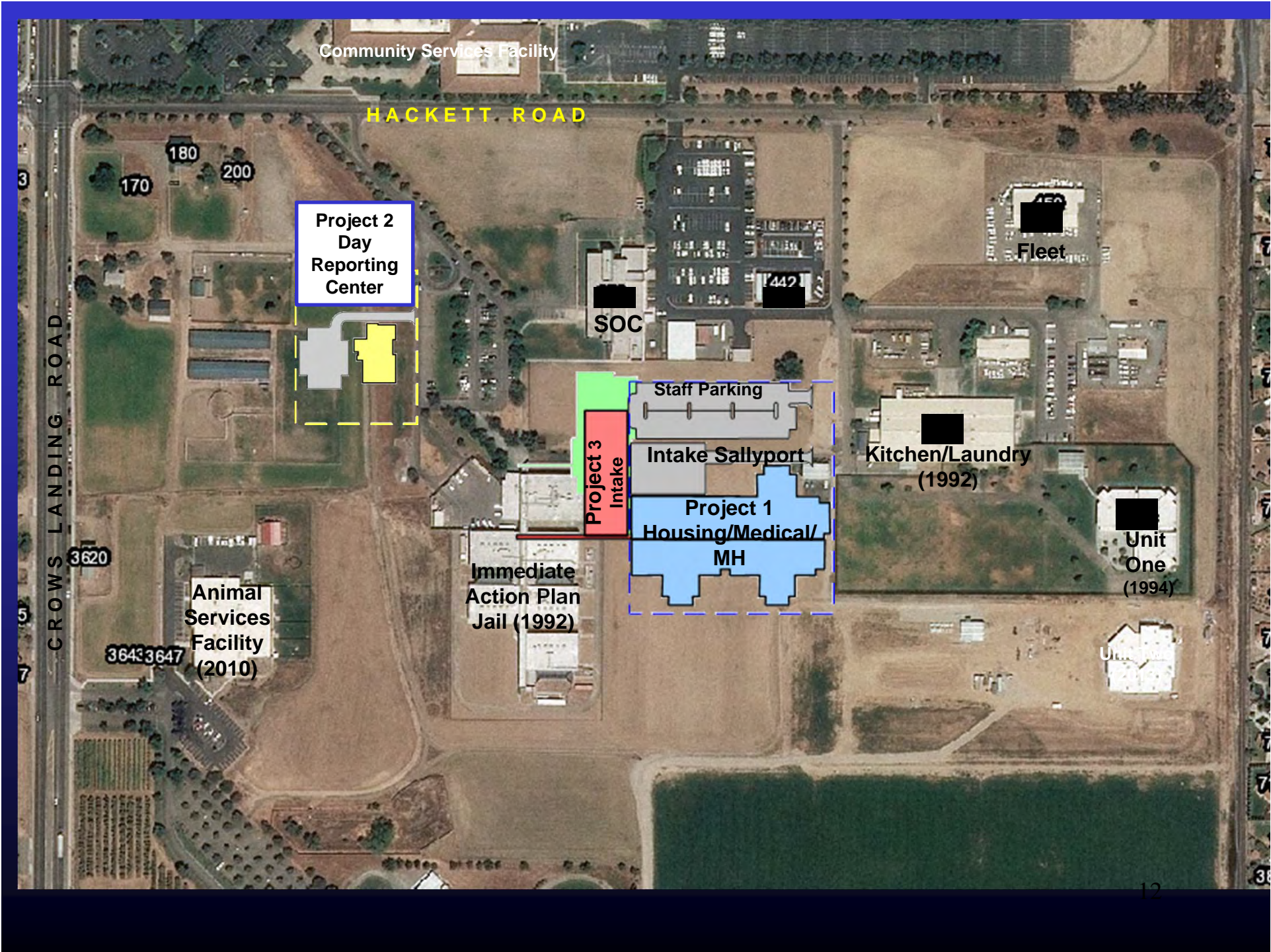


- PROJECT 2:

- PROJECT 3:

County Funded

- 384 new maximum-security beds
(possible enhancement to 480 beds)
- 72-Bed Medical/Mental Health Housing Unit
- Jail Medical Services Unit
- New Central Security Control Unit
- Permanent Day Reporting Center
- Intake/Release/Transportation
- Jail Administration & Staff Support
- Public Lobby



Public Safety Center Jail Expansion Project



Patricia Hill Thomas

Chief Operations Officer-Project Manager
Stanislaus County

Public Safety Center Jail Expansion Project

- County has been working for some time to construct new, safe, modern jail detention facilities.
- The 2008 Master Plan and Needs Assessment called for 300+ additional jail beds back in 2010, *Before AB 109 Realignment*.
- The updated 2011 Needs Assessment identifies need for an additional 433 beds by 2018.
- For decades, the Needs Assessments and Master Plan Updates have called for the consolidation of all jail facilities into one location at the Public Safety Center.
- The Sheriff needs modern, safe and program-based facilities for longer term higher, security offenders now sentenced to County Jail.

Public Safety Center Jail Expansion Project

- The State of California is paying 90% of the cost of these facilities being constructed.
- Staffing is a challenge; short-term staffing challenge does not change the need for additional and replacement facilities.
- Today, short-term staffing challenges have temporarily required a closure of a portion of the old downtown jail.
- Inadequate capacity results in early releases and a reduction of sentences imposed on offenders in our community.
- Already planned is a **phased** opening of the new facilities in 2017.

AB 900 State Agreements-Ready to Proceed

- On November 12, 2013, the Board of Supervisors approved critical steps to advance the projects toward construction with approval to finalize the Board of State and Community Corrections Agreement (BSCC) and Project Delivery and Construction Agreement (PDCA) between the State Public Works Board, the Department of Corrections and Rehabilitation, and Board of State and Community Corrections for the AB 900 Phase II Jail Financing Program.

Recent Actions-Public Safety Center Expansion

- On December 13, 2013, the State Public Works Board approved the Project Delivery and Construction Agreement (PDCA) and further authorized State staff to finalize and execute the Board of State and Community Corrections Agreement (BSCC).
- State approval included the potential scope change for the County to consider an additive construction alternative for up to an additional 96 jail beds in Project One (Housing and Medical/Mental Health), if within the project budget.

Design Work Remaining

- The State Fire Marshal has recently provided review of the Performance Criteria and Concept Drawings.
- The Project Manager seeks authority to finalize all elements of the base design, incorporating final changes required by the State Fire Marshal relating to the construction of the Public Safety Center Expansion:
 - Second set of stairs in Project One (Maximum and Mental Health Housing).
 - Line of sight in Medical Clinic within Project One.
 - Inmate and staff emergency exiting through recreation yard for Project One.

Pre-Qualification of Design Build Teams

- Project Manager issued Request for Statement of Qualifications (RFSOQ) for the Public Safety Center Expansion project. RFSOQ's were due December 12, 2013.
- Design Build Teams submitted pre-qualification to build Project One (Housing and Medical/Mental Health) and Project Three (Intake, Release, Transportation) as **RFSOQ-I**.
- Design Build teams also submitted pre-qualification packets for Project Two (Day Reporting Center) as **RFSOQ-II**.

Pre-Qualification of Design Build Teams

- General Contractor/Design-Build Teams were subject to an extensive and comprehensive review on the basis of the County's requirements.
- This review included an analysis of each proposer's legal, claims, financial and technical experience, as well as their technical and financial capacity to competently manage and complete the design and construction of this Project, and verifies their licensure and acceptable labor, safety and worker's compensation track record.

Pre-Qualification of Design Build Teams-RFSOQ-I

- For Projects One and Three:
 - Acme Construction Co., Inc. of Modesto, CA
 - Balfour Beatty Construction Group, Inc. of Emeryville, CA
 - Clark Construction Group - California, LP of Oakland, CA
 - Hensel Phelps Construction Co. of San Jose, CA
 - McCarthy Building Companies, Inc. of Roseville, CA
 - Roebbelen/Tishman Joint Venture of El Dorado Hills, CA
 - Sundt-Layton, A Joint Venture, of Sacramento, CA

Pre-Qualification of Design Build Teams-RFSOQ-II

- For Project Two:
- **Acme Construction Company, Inc. of Modesto, CA***
- C.T. Brayton & Sons, Inc. of Escalon, CA
- Diede Construction, Inc. of Woodbridge, CA
- F&H Construction of Lodi, CA
- Huff Construction Company, Inc. of Modesto, CA
- JL Bray & Son, Inc. of Salida, CA
- Kitchell of Sacramento, CA
- Simile Construction Service, Inc. of Modesto, CA
- **Sundt-Layton, A Joint Venture of Sacramento, CA***

*Firms also recommended to be pre-qualified to provide Proposals for Project One and Project Three.

AB 900 Phase II-Procurement Strategy

- Board of Supervisors approves the issuance of the Request for Proposals (RFP) : Today
- First accept Proposals for Project Two (Day Reporting Center) on March 19, 2014, at 2:00 p.m., subject to date modification by the Project Manager.
- Then accept Proposals for Project One (Housing and Medical/Mental Health) and Project Three (Intake, Release, Transportation) on March 27, 2014, at 2:00 p.m., subject to date modification by the Project Manager.

Design-Build Procurement Process

- All pre-qualified Design-Build Teams who submit design/construction proposals will provide design and cost proposals which will be evaluated pursuant to Public Contracts Code Section 20133.
- The Code sets forth a Best Value scoring approach for design-build projects. Minimum factors shall each represent at least 10% of the total weight of consideration given to all criteria factors: price, technical design and construction expertise, life cycle costs over 15 years or more, skilled labor force availability, and acceptable safety record.

Design-Build Procurement Process

■ Recommended Best Value Selection Criteria:

<u>FACTORS</u>	<u>Maximum Points</u>
1. Price - Base	25
2. Price - Alternates	15
3. Schedule and duration	10
4. Technical Design and Dedicated Construction Staff and Expertise (including subcontractors and dedicated staff)	10
5. Life Cycle Costs over 25 Years / Ideas for Cost Savings / Enhancements / Systems to Reduce Operating Cost	10
6. Skilled Labor Force Availability	10
7. Acceptable Safety Record	10
8. Key Design-Build Members	10
<hr/>	
TOTAL (Maximum) 100 points	

Design-Build Procurement Process

- Pursuant to Public Contract Code Section 20133, the top three responsive proposals will be ranked sequentially from the most advantageous to the least.
- Then, the top three finalists will be invited to proceed in the next phase of the RFP process to determine which proposal is the most advantageous to the County.
- The finalist phase will include further design proposals with corresponding final pricing.
- The two finalists not awarded the Contract will each receive a stipend of \$50,000 (reimbursable by State funds) to compensate them for the additional effort required.

Project One (Housing and Medical/Mental Health)

- Design includes Two 192-Bed Maximum-Security Housing Units, Medical and Mental Health Housing Unit (72 Beds), Health Services Facility and Security Administration.
- Construction Budget: \$64,643,309
- Range of Cost Estimates: \$60,745,897 to \$61,124,089
- Recent change required by the State Fire Marshal adds square footage to the project an estimated \$1.2 million exposure, still leaving the project estimate under budget.

Project One (Housing and Medical/Mental Health)

- **Deductive and Additive Alternative List:** An increase to a Two (240-Bed) Maximum Security Housing Unit scheme to increase jail capacity by 96 Beds.
- **Based on the Architect's estimate, as well as the independent estimate, the Project One effort is well within the project budget.**

Project Two (Day Reporting Center)

- Design includes a 13,574 square foot office building, with public lobby, group classrooms, computer lab, secure staff administration and public and staff parking.
- Construction Budget: \$4,381,944
- Range of Cost Estimates: \$4,425,774 to \$4,887,222
- There have been no changes to the project since the Board of Supervisors action in October 2013. Project Two is slightly over budget without deductive alternates, which will be used to reduce the cost of the project during the bid process.

Project Three (Intake, Release, Transportation)

- Hub of County Jail System, where all processing, booking, staging and transportation occurs. Includes Jail Administration space. Funded 100% by County Public Facility Fees (PFF).
- Construction Budget: \$17,750,000
- Revised cost estimate: \$16,931,486
- Project Team has developed \$1,166,381 in additive alternates, and \$328,758 in deductive alternates. Project is estimated to be within budget as a result of additional design work recently completed.

Pre-Qualification of Design Build Teams

- On January 18, 2014, the Board of Supervisors Capital Facilities Committee comprised of Supervisors O'Brien and Monteith were briefed on the planned Pre-Qualification approach, the proposed Best Value scoring methodology and the final design documents that will be issued with the RFP for design-build teams.

Public Safety Center Jail Expansion Project



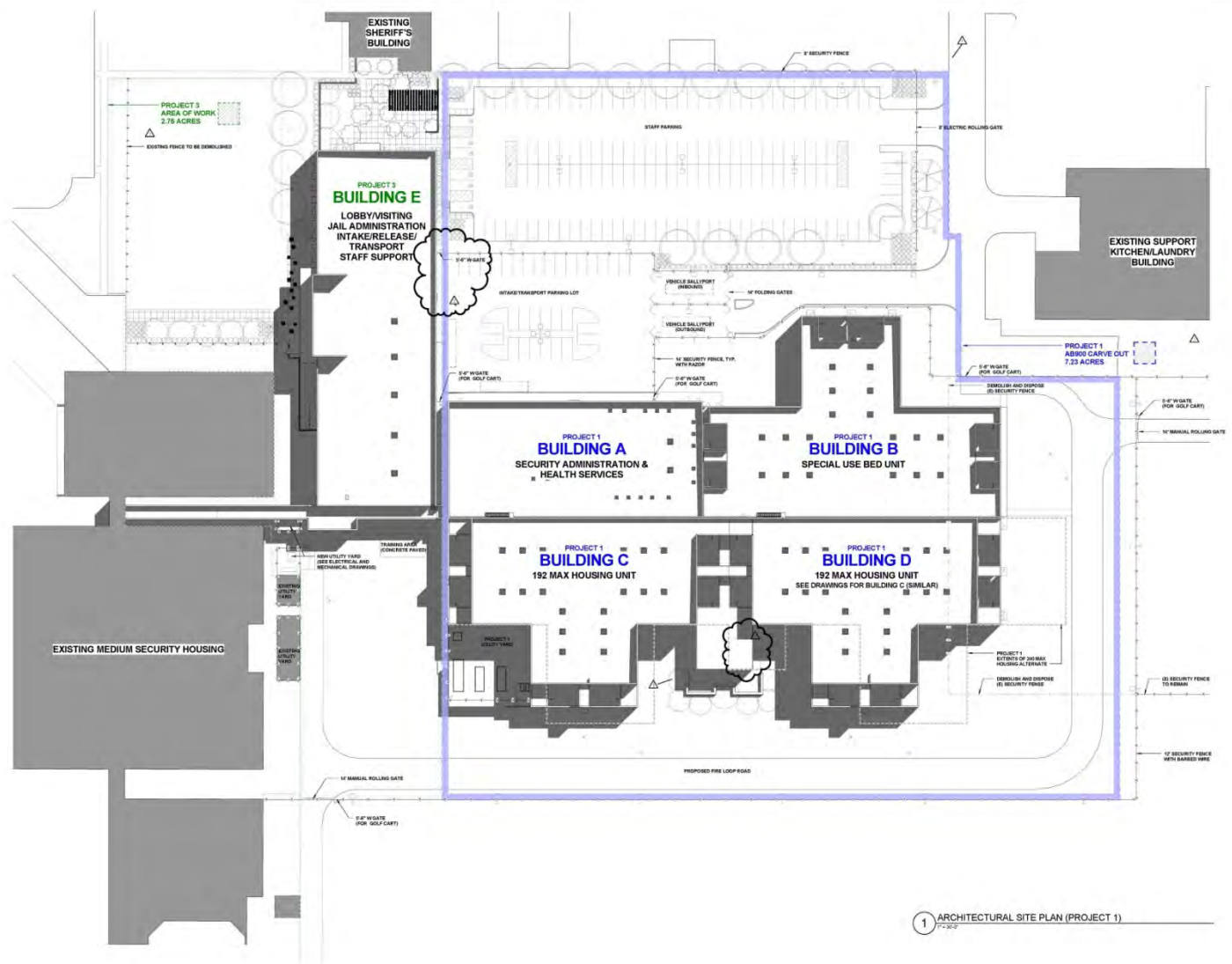
David Crotty

Project Manager

Project One (Housing and Medical/Mental Health)

Project Three (Intake/Release/Transportation)

HOK



1 ARCHITECTURAL SITE PLAN (PROJECT 1)



Project
Stanislaus PSC Expansion
Project 1
2015 - Market Road (Ceres), CA 95308
Prepared For
Stanislaus County Capital Projects
1000 Linn Street, Suite 300
Merced, CA 95341
Contract No. 2017-002373719.3



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4000 California Street, Suite 300
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T 209.385.2000

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CCL
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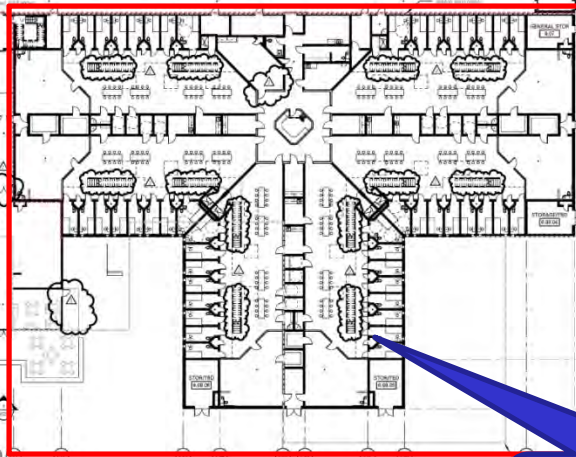
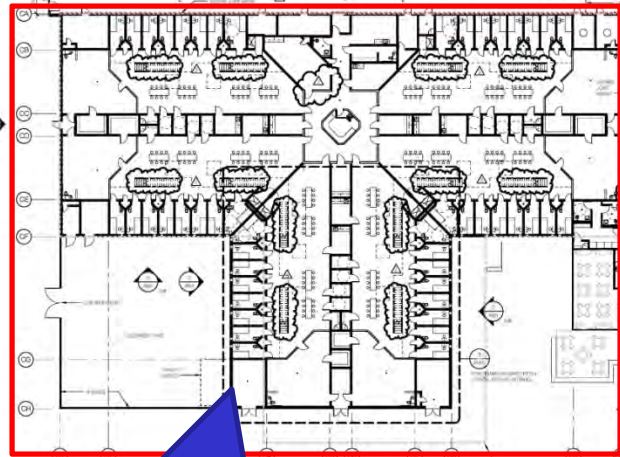
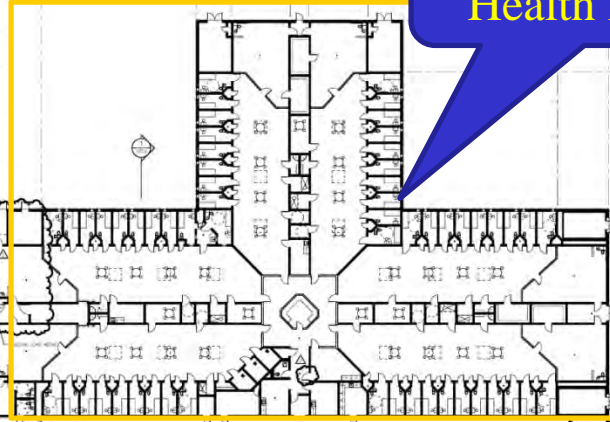
Cumming
4000 California Street, Suite 300
San Francisco, CA 94114-4600
714.453.2400 FAX 714.453.9822 7700

ARCHITECTURAL SITE PLAN - PROJECT 1

A100

Special Use
Housing/Clinic/
Central Control

Medical/Mental
Health Housing



Maximum
Security

Maximum
Security



Project:
Stanislaus PSC Expansion
Project 1
Site: [unclear] (City, CA 95101)
Proposed By:
Stanislaus County Capital Projects
4400 Oak Street, Suite 200
Merced, CA 95324
Contract No.: 2017-0220-27279-2



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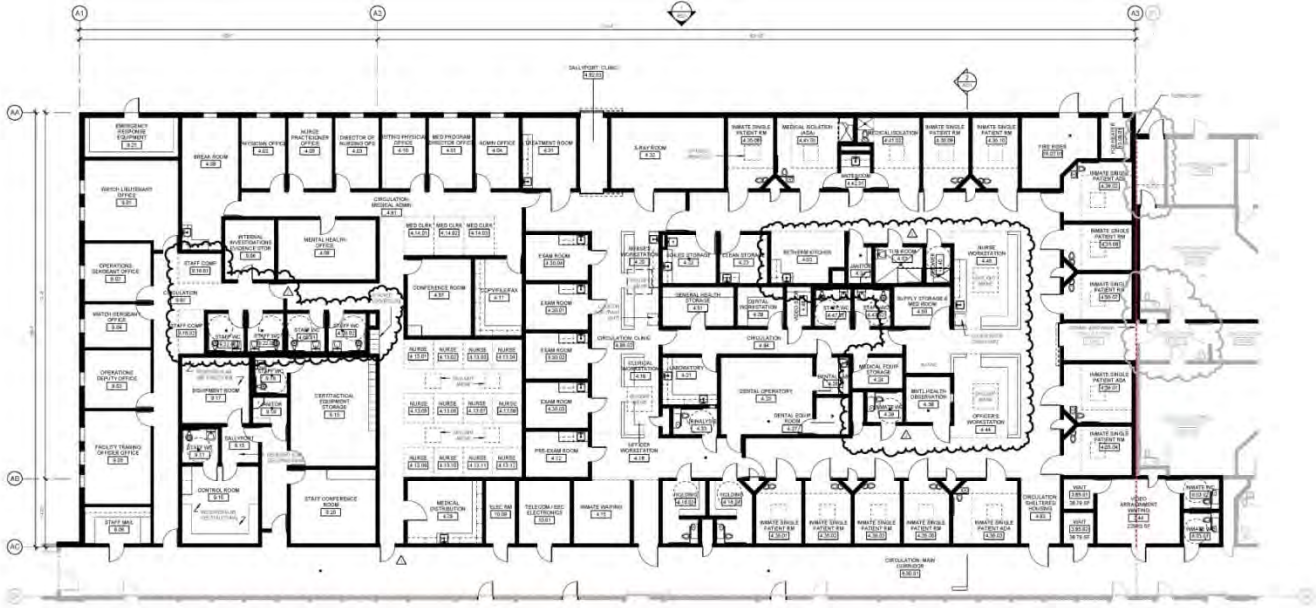
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1000 North Main Street
Merced, CA 95324
T 209 385 7600

1000 North Main Street
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1 COMPOSITE GROUP

Clinic/Security



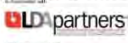
1 SECURITY ADMIN & HEALTH SERVICES BLDG A FLOOR PLAN



Project: Stanislaus PSC Expansion
 Project 1
 Prepared For: Stanislaus County Capital Projects
 Contract No: 2017-02(2017)713-3



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Approved Engineering Group
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 San Jose, CA 95128
 T 408 951 8882 F 408 951 8883

COL
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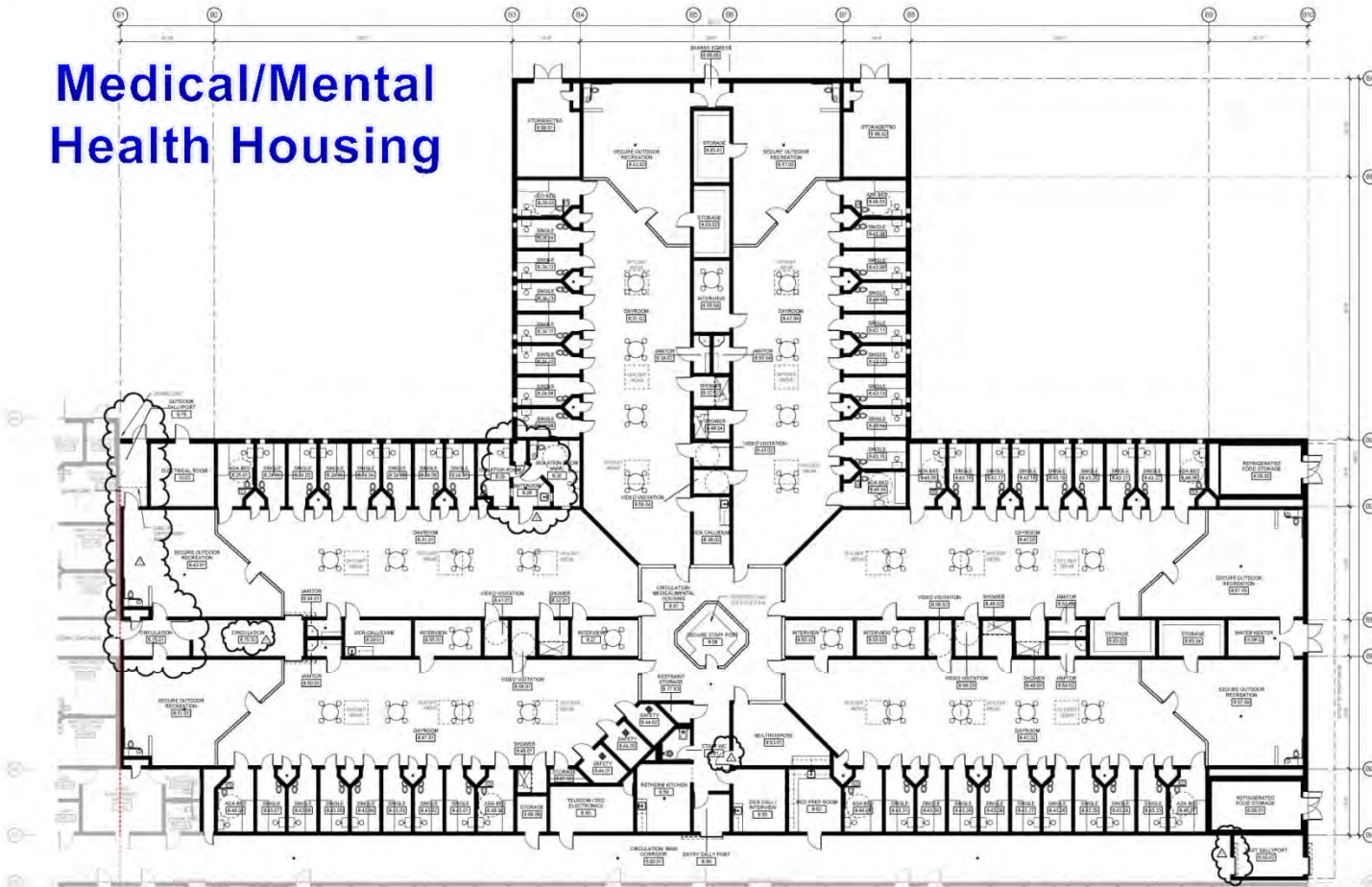


2017-02(2017)713-3 CONCEPT DRAWINGS
 SHEET 010 SECURITY ADMIN & HEALTH SERVICES BLDG A FLOOR PLAN

SECURITY ADMIN & HEALTH SERVICES BLDG A FLOOR PLAN

A201A

Medical/Mental Health Housing



1 SPECIAL USE BED UNIT BLDG B GROUND FLOOR PLAN 10'-1/2"



Project:
Stanislaus PSC Expansion
 Project 1
 2017 - Present (Phase 1) (Status: In Progress)

Project File:
Stanislaus County Capital Projects
 1000 10th Street, Suite 400
 Modesto, CA 95204

Contract No: 2017-02(2017)713-3

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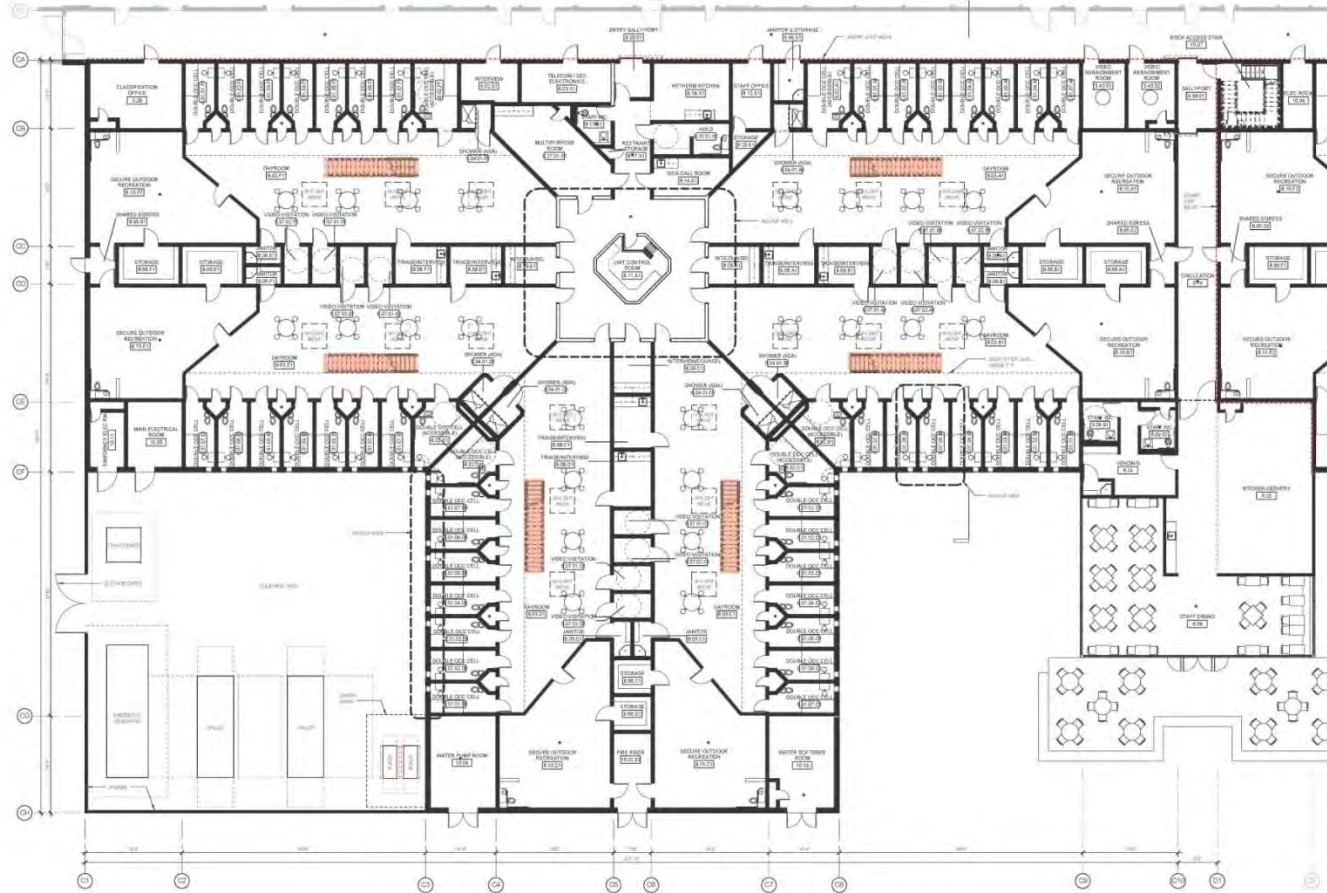
CONCEPT DRAWINGS

Revised: A-100
 Prepared: 2017-02(2017)713-3

SPECIAL USE BED UNIT BLDG B FLOOR PLAN

A201B

Max Housing-192 Bed Unit



DAYROOM STAIR

**TYPICAL 192-MAX HOUSING UNIT
SINGLE-STAIR PER DAYROOM CONFIGURATION**

192 MAX HOUSING BLDG C GROUND LEVEL
PLAN



Project:
Stanislaus PSC Expansion
Project 1
3000 Central Express Lane, Lodi, CA 95240
Proposed For:
Stanislaus County Capital Projects
Contract No. 2017-02320-073719-0



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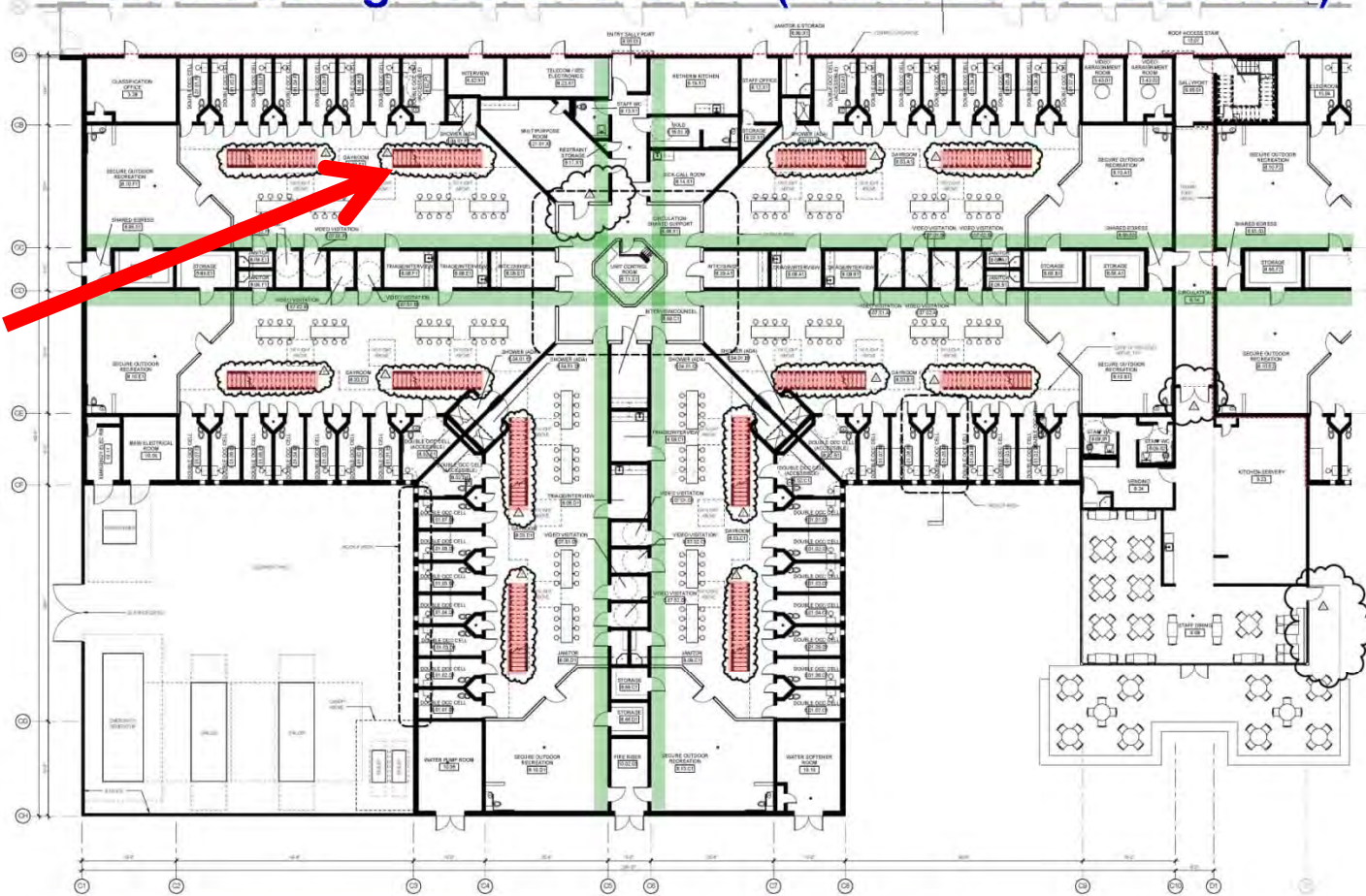


DATE: 02/17/2018
PROJECT: 2017-02320-073719-0
DRAWING: CONCEPT DRAWINGS

192 MAX HOUSING BLDG C GROUND LEVEL PLAN

A201C

Max Housing-192 Bed Unit (Added Stair Scheme)



36" TYPICAL DAYROOM EXPANSION TO INCREASE USABLE FLOOR AREA BASED ON 2ND DAYROOM STAIR REQUIREMENT
 DAYROOM STAIR

**TYPICAL 192-MAX HOUSING UNIT
TWO STAIRS PER DAYROOM CONFIGURATION**

192 MAX HOUSING BLDG C GROUND LEVEL
1 PLAN



Project: Stanislaus PSC Expansion Project 1
 Prepared For: Stanislaus County Capital Projects
 Contract No: 2017-0202070710-3



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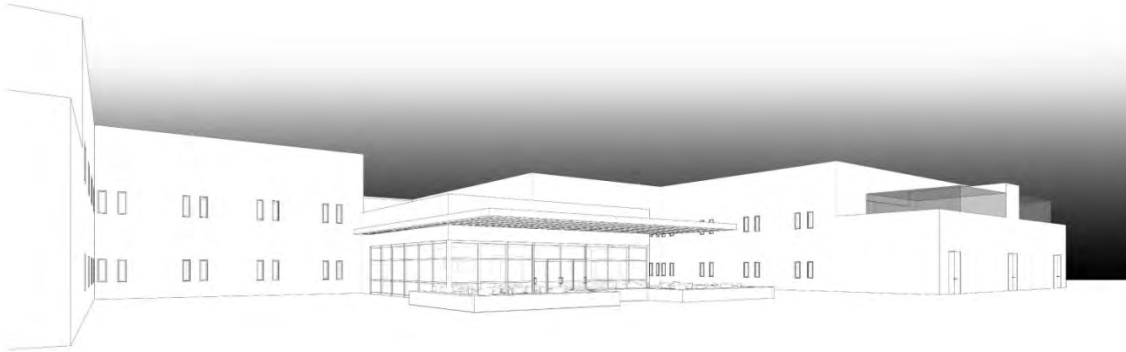
COL
 1000 California Street, Suite 2000
 San Francisco, CA 94109
 T 415 398 1000

Concept
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 T 415 398 1000

192 MAX HOUSING BLDG C GROUND LEVEL PLAN
 SHEET 011 CONCEPT DRAWINGS

192 MAX HOUSING BLDG C GROUND LEVEL PLAN

A201C



02/03/2017 10:27 AM



Project:
**Stanislaus PSC Expansion
 Project 1**
 8017. 10000 Road (Carm), CA 95008
 Prepared For:
Stanislaus County Capital Projects
 2010 10th Street, Suite 5000
 Merced, CA 95324
 Contract No: 2017-0020373776.3



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 Mechanical & Plumbing Engineering, Fire Protection
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 Merced, CA 95324
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 TEGCOM
 Automobile Accident and Transportation
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 Specialty Contractors and Fire Alarm
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 The Fire Consultants, Inc.
 Life Safety and Code
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 Associated Engineering Group
 Civil Engineer
 2221 Kingshighway West
 Modesto, CA 95204
 T 209 526 0800
 KJA
 Mechanical Insulation
 101 W. Main Street
 Modesto, CA 95201
 T 209 522 0810
 CCL
 Security
 2000 Riverside Park Drive, Suite 600
 Sacramento, CA 95833
 T 916 437 0900
 Cumming
 Civil Engineer
 475 Sacramento Street, Suite 740
 San Francisco, CA 94111
 T 415 774 0000

Rev: 000

Drawn By: Author Checked by: Checker
 Project No: 2017-0020373776.3

Sheet No:

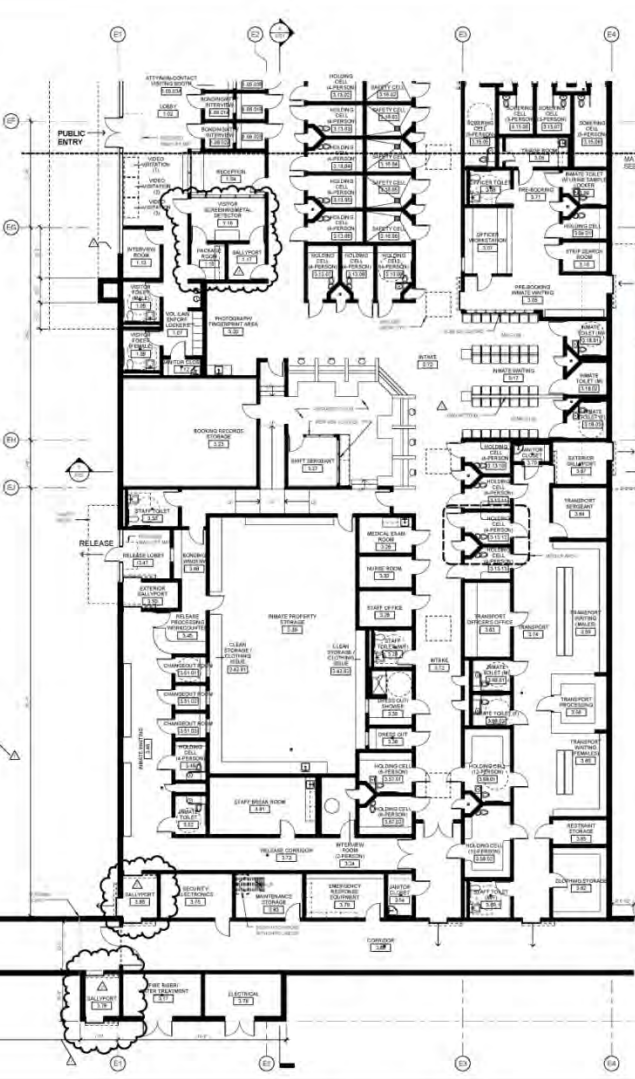
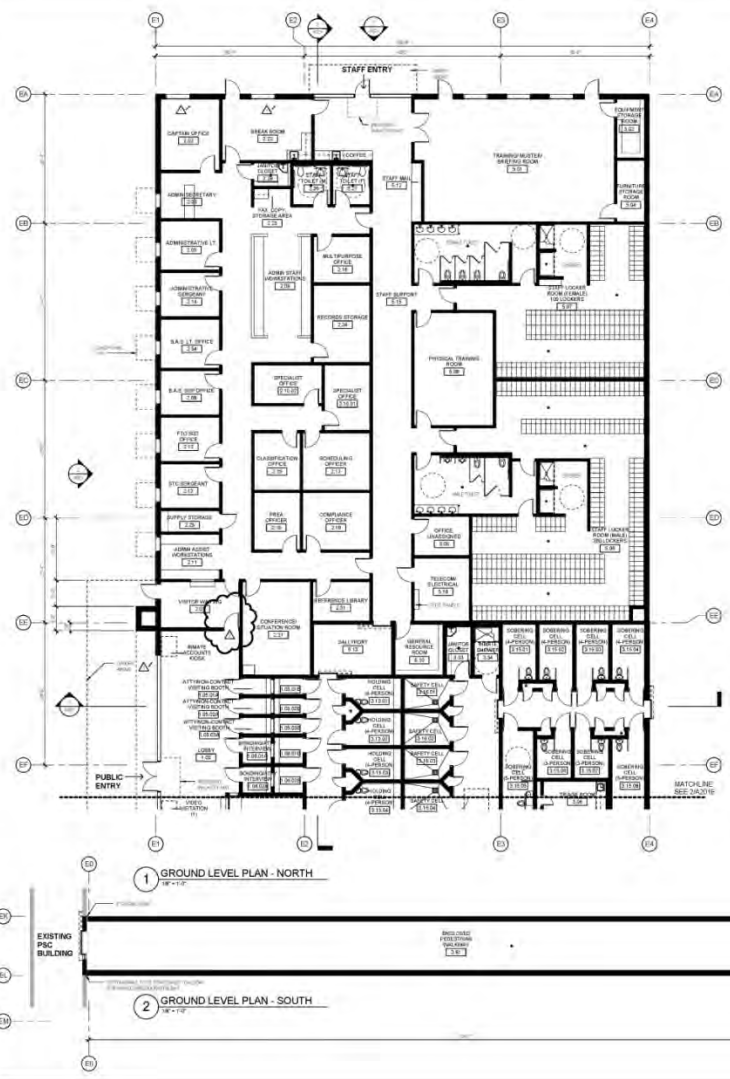
**AERIAL VIEW AND
 SOUTHERN PERSPECTIVE**

Sheet Name: A501.1

A501.1

Public Safety Center Jail Expansion Project

Project Three (Intake/Release/Transportation)





Project:
**Stanislaus PSC Expansion
 Project 3**
 3000 West Street, CLARK, CA 95229
 Prepared For:
Stanislaus County Capital Projects
 1000 West Street, CLARK, CA 95229
 Contract No.: 0017-00000373017-3



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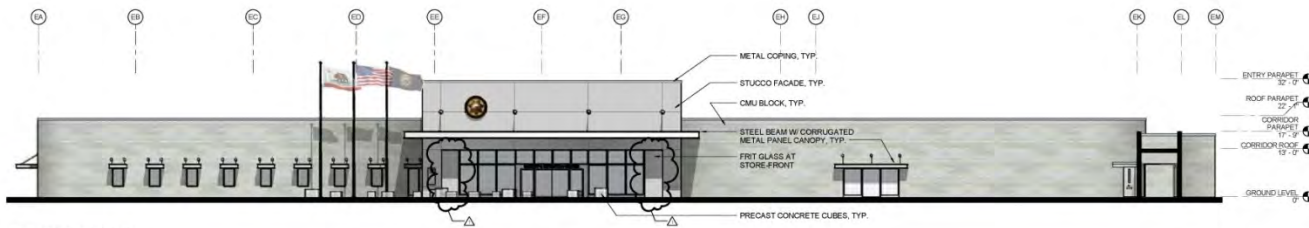
K&A
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 Fax: 209.385.3333
 Website: www.kandak.com

C&S
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 Telephone: 209.385.3333
 Fax: 209.385.3333
 Website: www.candsc.com

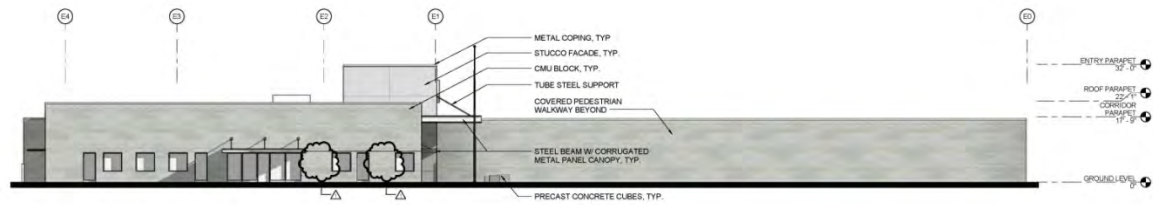
Contracting
 1000 West Street, Clark, CA 95229
 Telephone: 209.385.3333
 Fax: 209.385.3333
 Website: www.contracting.com



GROUND LEVEL FLOOR PLAN
A201E



1 WEST ELEVATION



2 NORTH ELEVATION



3 PUBLIC ENTRANCE



4 PROJECT AERIAL VIEW



Project:
Stanislaus PSC Expansion Project 3
 8015 Lincoln Road (Civic), CA 95368
 Projected For:
Stanislaus County Capital Projects
 2010 10th Street, Suite 5000
 Merced, CA 95364
 Contract No: 2017-0020378177.3



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Capital Engineering Consultants, Inc.
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 15000 Bay Center Drive, Suite 100
 Hayward, CA 94541
 T 510 207 2800
 TELECOM
 Audio/Visual, Security and Telecommunications
 1500 Redwood, Suite 400
 Oakland, CA 94612-3004
 T 510 307 2800

ASIS Engineers, Inc.
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 Newark, CA 94560
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Consulting
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DATE: 08/11/2017
 PROJECT: CONCEPT DRAWINGS
 SHEET: 01

DESIGNED BY: AAR/BJP
 PROJECT NO: 2017-0020378177.3
 CHECKED BY: CHEN/BJP

BUILDING ELEVATIONS

A501

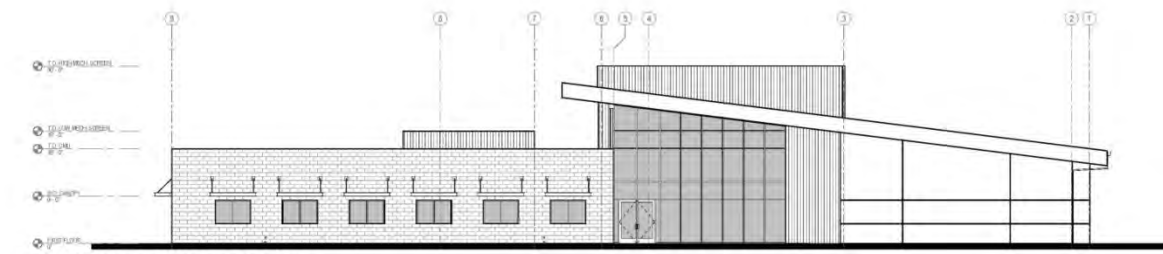
Public Safety Center Jail Expansion Project



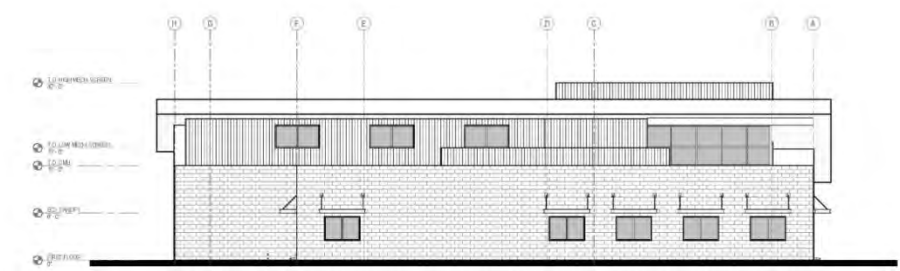
Eric Wohle
Project Architect
Project Two (Day Reporting Center)
LDA Partners

Project Two-Day Reporting Center





GRAPHIC EXTERIOR ELEVATION - EAST



GRAPHIC EXTERIOR ELEVATION - SOUTH

PROJECT NUMBER



Project
Project #2 - Day Reporting Center
 205 E. Market Street
 San Francisco, CA 94104
 Prepared For
County of Stanislaus
 1010 12th Street, Suite 8000
 Modesto, CA 95204
 Contract No. 2017-0020373877.3



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28 OCT 2018 CONCEPT DRAWINGS
 Created by: PR + NS Imported by: EDV
 Project No: #17-5-13

Sheet Title
**GRAPHIC EXTERIOR
 ELEVATIONS**

Sheet Number
A603

Operational Program Statement

		Initial Year 1	Optimal Year 1
Sworn Staff	Ongoing Costs	\$9,870,030	\$11,020,510
Support Staff		\$129,820	\$305,644
Maintenance Staff		\$300,709	\$300,709
Contracted Medical		\$1,800,000	\$1,800,000
Utilities/Maintenance Supplies		\$639,352	\$639,352
Food		\$359,525	\$359,525
One-Time Costs		\$192,532	\$192,532
Total		\$13,291,968	\$14,618,272

Note: The current project delivery schedule indicates Fiscal Year 2017-2018 would be the first full fiscal year operating the new facilities.

Long-Range Modeling of Operating Costs

- As previously reported, the County has no obligation to immediately operate or staff the new facilities, so long as occupancy commences by March 31, 2017.
- A phased opening of the AB 900 Phase II Jail Expansion Project is planned based on the County's fiscal recovery and the annual appropriations by the Board of Supervisors.

Long-Range Modeling of Operating Costs

- General Fund Set-Aside of \$2.0 million in one-time funding, coupled with Community Corrections Plan (CCP) funding of \$3.0 million set aside in the adoption of the 2013-2014 CCP Plan will be instrumental for opening.
- Labor costs and other factors will influence the actual budgets, and by opening the new facility with a phased approach.

Next Steps:

Winter/Spring/Summer 2014:

- Pooled Money Investment Board/State Department of Finance approval to proceed; Issue RFP pre-qualified Design-Build contractors for Projects One, Two and Three.
- Evaluate Design-Build proposals for Project Two and recommend award of contract to the Board of Supervisors.
- Short-List Design-Build proposals for Projects One and Three and recommendation of award to Board of Supervisors.
- Completed construction drawings submitted to State agencies for review and approval for Projects One and Two.

Today's Nine Recommendations:

1. Approve the recommended list of pre-qualified Design-Build teams for Project One (Housing and Medical/Mental Health Facility) and Project Three (Intake, Release, Transportation) as follows:
 - Sundt Layton, A Joint Venture of Sacramento, California
 - Balfour Beatty Construction Group, Inc. of Emeryville, California
 - Hensel Phelps Construction Co. of San Jose, California
 - McCarthy Building Companies, Inc. of Roseville, California
 - Clark Construction Group - California, LP of Oakland, California
 - Acme Construction Co., Inc. of Modesto, California
 - Roebbelen / Tishman Joint Venture of El Dorado Hills, California

Today's Nine Recommendations:

2. Approve the recommended list of pre-qualified Design-Build teams for Project Two (Day Reporting Center):

- C.T. Brayton & Sons, Inc. of Escalon, California
- JL Bray & Son, Inc. of Salida, California
- Sundt Layton, A Joint Venture of Sacramento, California
- F&H Construction of Lodi, California
- Diede Construction, Inc. of Woodbridge, California
- Kitchell of Sacramento, California
- Simile Construction Service, Inc. of Modesto, California
- Acme Construction Co., Inc. of Modesto, California
- Huff Construction Company, Inc. of Modesto, California

Today's Nine Recommendations:

3. Approve the Bridging Documents/Performance Criteria and Concept Drawings for the AB 900 Phase II Jail Expansion Project for Project One (Housing and Medical/Mental Health Facility), Project Two (Day Reporting Center), and the County-Funded Project Three (Intake, Release, Transportation), as prepared by the HOK/LDA Design Team and as recommended by the Project Team and subject to final approval by the State Agencies.

Today's Nine Recommendations:

4. Authorize the Project Manager to finalize all elements of the base design, incorporating final changes required by State Fire Marshal relating to the construction of the Public Safety Center Expansion.
5. Authorize the Project Manager to issue a Request for Proposals for the design-build construction of Project Two (Day Reporting Center); to set a Proposal due date of March 19, 2014, no later than 2:00 p.m., and authorize the Project Manager to modify the Proposal due date if necessary.

Today's Nine Recommendations:

6. Authorize the Project Manager to return to the Board of Supervisors to recommend a conditional award of the design-build construction contract subject to final approval by the State Agencies of a contract to the recommended Proposer for Project Two.

Today's Nine Recommendations:

7. Authorize the Project Manager to issue a Request for Proposals for the design-build construction of Project One (Housing and Medical/Mental Health Facility) and Project Three (Intake, Release, Transportation); to set a Proposal due date of March 27, 2014, no later than 2:00 p.m., and authorize the Project Manager to modify the Proposal due date if necessary.

Today's Nine Recommendations:

8. Authorize the Project Manager to accept Proposals and return to the Board of Supervisors to recommend three finalist Proposers to move forward to the final selection process; authorize a \$50,000 stipend to the two finalist Design-Build Proposals not selected.

9. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the bid and award phase of the project as long as they are within the project budget approved by the Board of Supervisors.

AB 900 Phase II PSC Expansion Projects



Questions/Comments?

Agenda Item B-5

February 11, 2014