

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-15

Urgent Routine

AGENDA DATE March 31, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of Change Orders Within the Approved Project Budget for the AB 900 Phase II Public Safety Center Expansion Projects for Security Glazing and to Implement the Final Design for the Staging and Staff Areas for the Maximum-Security Housing Facility and a Time Extension for the Completion of the Day Reporting Center

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to process a Change Order with Hensel Phelps Construction Company for the lump sum amount not to exceed \$70,000 for installation of security glazing at cell doors and detention room areas in Project One (Maximum-Security, Medical/Mental Health Units).
2. Authorize the Project Manager to process a Change Order with Hensel Phelps Construction Company for the lump sum amount not to exceed \$49,147 to complete the kitchen and server area in Project One (Maximum-Security, Medical/Mental Health Units).

(Continued on Page 2)

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, Medical/Mental Health Units) 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.

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BOARD ACTION AS FOLLOWS:

No. 2015-133

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) _____ Denied
- 3) _____ Approved as amended
- 4) _____ Other:

MOTION:

ATTEST: Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS: (Continued)

3. Approve a twenty-day time extension to the construction contract with Simile Construction Services, Inc. for coordination of Project Three's final design and Project Two's exterior and block changes.
4. Authorize the Project Manager to plan and conduct appropriate public dedication ceremonies for the newly constructed Project Two (Day Reporting Center) upon its completion.
5. Authorize the Project Manager to negotiate and sign contracts, work authorizations and purchase orders for professional services needed in the design-build construction phase of the project, as long as they are within the previously approved project budget.
6. Authorize the Project Manager to negotiate and sign change orders up to \$25,000 consistent with the County's Change Order Policy, as long as they are within the previously approved project budget.

FISCAL IMPACT: (Continued)

The primary sources of funding for this project are detailed in the chart below:

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

Project One (Maximum-Security, Medical/Mental Health Units), Project Two (Day Reporting Center), and Project Three (Intake, Release, Transportation) are all making outstanding construction progress.

For Project One, Design Packages 1 and 2 have been fully approved by the Authorities Having Jurisdiction (AHJ) and each of the design packages are under construction. Design Package 3 and 4, the final architecture of the buildings are in final State Review and are anticipated to be completed in Spring 2015.

Approval of Change Orders Within the Approved Project Budget for the AB 900 Phase II Public Safety Center Expansion Projects for Security Glazing and to Implement the Final Design for the Staging and Staff Areas for the Maximum-Security Housing Facility and a Time Extension for the Completion of the Day Reporting Center

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There are two recommended changes that require Board of Supervisors' approval pursuant to the Change Order Policy. First, in late February 2015, during its review of Design Package 3 and 4 construction documents, the Board of State and Community Corrections (BSCC) determined that the tempered glazing specified by the Request for Proposal (RFP) for use at cell door locations, and other areas of the facility used as detention rooms, do not meet the intent of a security glazing as required by Title 24. The RFP specified tempered glazing will need to be replaced by BSCC compliant security glazing. The Project Manager recommends the Board of Supervisors approve this change order for an amount not to exceed \$70,000.

Additionally, a change to revise the non-code compliant scope of the warming kitchen and dining area outlined in the RFP documents, with a code-compliant kitchen servery area including all of the necessary rough-in and infrastructure required to support the space as designed is recommended. Modifications are also required in the kitchen and servery area to meet basic environmental health standards for food preparation and storage as recommend by the Department of Environmental Resources in its review of the plans. At this time, the Project Manager recommends the Board of Supervisors approve this change order for the lump sum amount not to exceed \$49,147.

For Project Two, a non-compensatory twenty-day time extension to reflect the changes needed to coordinate Project Three's final design and Project Two's exterior concrete masonry unit (CMU) block changes is needed. The recommended change ensures consistency in appearance of each of the buildings under construction and appropriate block strength in all projects for future durability.

Each project's contingency fund has more than sufficient funding for the recommended changes. These recommendations have been reviewed and supported by members of the Board's Capital Facilities Committee.

DISCUSSION:

The Public Safety Center Expansion Projects are comprised of the following three elements:

Project One (Maximum-Security, Medical/Mental Health Units) -Included two maximum-security housing units (240 beds each), special needs housing unit, medical and mental health housing unit (72 beds), health services facility and security administration, 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 Center, to be funded 90% by Assembly Bill/AB 900 Phase II funding and 10% by County matching funds.

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Project Three (Intake, Release, Transportation) - Included various support facilities, to be funded entirely by County funds through money set aside from Public Facility Fees.

100% Construction Documents (CDs)

As previously reported, the Public Safety Center Expansion Projects are the largest facility projects constructed by the County. The County Team has engaged in a very intensive collaboration with the Design-Build team to work toward completion of the design and develop a successful strategy to begin construction, while the design process for these design-build projects are completed using the design-build construction delivery methodology.

The Project Manager and the Design Team hand delivered the 95% Construction Documents (CDs) to the Board of State and Community Corrections (BSCC) and the State Fire Marshal (SFM) on February 11, 2015. Final 100% construction documents are anticipated to be reviewed and approved in Spring 2015 by all of the approving Agencies. The SFM and BSCC have an allowable permit review period of (60) calendar days.

Construction Site Progress

The Day Reporting Center (Project 2) is well under construction and headed to completion this Summer. Construction progress at the site continues with the design-build contractor has completed the installation of the concrete masonry unit (CMU) block walls, CMU block fencing, wood framing, construction and installation of the roof panel sections, and site utilities and grading.

The larger maximum-security/medical and mental health housing units (Project1) and the County funded Intake/Release/Transportation Center (Project 3) are both under construction for site work. Construction activities for Design Package 1 are nearing completion. This includes scope for rough grading and deep utilities. The bulk of work related to deep storm drain utilities, gas utility relocations & tie-ins, installation of infrastructure for permanent power, and removal/abandonment of existing utilities have been completed. Construction for Design Package 2 activities include the completion of the work to over-excavate and re-compact building pads, install underground electrical & telecommunications infrastructure, rough-in underground plumbing utilities, and place & finish casting beds for site cast concrete panels. The 12KV electrical tie-over has also been completed and the existing PSC campus buildings are now being fed from Turlock Irrigation District (TID) grid power through a relocated conductor alignment.

Public Dedication

A public dedication is recommended for the Summer 2015. This new facility is a key component in the County's justice system. It is recommended that the Project Manager plan and conduct appropriate public dedication ceremonies to recognize this accomplishment.

Schedule

Final 100% construction documents are anticipated to be completed in Spring 2015. Construction completion for Project Two (Day Reporting Center) is anticipated in Summer 2015. Construction completion for Project One (Maximum-Security, Medical/Mental Health Units) and Project Three (Intake, Release, Transportation) is anticipated in late Fall 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.

POLICY ISSUES:

These actions will advance the Board of Supervisors' priority to strive for A Safe Community by increasing detention capacity to meet projected needs and the use of alternatives to incarceration, and program opportunity consistent with the Public Safety Realignment.

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:

The existing Project Team will continue to focus on the successful completion of this major public safety center construction effort.

CONTACT PERSON:

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

Database
Balance Type
Data Access Set

FMSDBPRD.CO.STANISLAUS.CA.US.PROD
Budget
County of Stanislaus

DO NOT CHANGE
DO NOT CHANGE
DO NOT CHANGE

Ledger
Budget
Category
Source
Currency
Period
Batch Name
Journal Name
Journal Description
Journal Reference
Organization
Chart Of Accounts

* List - Text County of Stanislaus
List - Text LEGAL BUDGET
* List - Text Budget - Upload
* List - Text
* List - Text USD
List - Text
Text
Text Change Order 033115
Text Change Order to Hensel Phelps
Text
List - Text Stanislaus Budget Org
Accounting Flexfield

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ENTER AS MMM-YY (ALL CAPS FOR MMM) EX: NOV-11
DO NOT CHANGE
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Upl	Fund (4 char)	Org (7 char)	Account (5 char)	GL Project (7 char)	Location (6 char)	Misc. (6 char)	Other (5 char)	Debit incr appropriations decr est revenue * Number	Credit decr appropriations incr est revenue * Number	Line Description Text
								119147		Inc Construction Ac
									119147	Dec Contingency Ac

Totals: 119147 119147

Tip: This is not the end of the Template. Unprotect the sheet and insert as many rows as needed.

Explanation: Approval to increase the Construction Account \$119,147 and decrease the Construction Contingency Account 119,147 for two separate change orders to provide cell glazing and rough-in infrastructure in the kitchen servery

Requesting Department	CEO	Data Entry	Auditors Office Only
Mark E. Loeser	<i>[Signature]</i>		
Prepared by	Supervisor's Approval	Keyed by	Prepared By
24-Feb-15	3/21/15		3/26/15
Date	Date	Date	Date

STANISLAUS COUNTY CAPITAL PROJECTS

CHANGE ORDER NO. 1023__

**PROJECT: PUBLIC SAFETY CENTER EXPANSION PROJECT ONE
MAXIMUM SECURITY, MEDICAL / MENTAL HEALTH HOUSING**

CONTRACTOR: HENSEL PHELPS CONSTRUCTION CO, INC.

CONSTRUCTION MANAGER: URS CORPORATION

BRIDGING ARCHITECT: HOK

DESCRIPTION OF WORK REQUESTED:

Costs to provide a code compliant kitchen and servery pursuant to RFC 1052 and the food service design detailed in Design Package 03.

CROSS-REFERENCE INFORMATION:

RFC No. 1052__ SI No. _____
COR No. _____ RFQ No. _____
CE No. Trend 088 CD No. _____

ALLOWANCE TRACKING	Amount this Change:	Amount Remaining:
Project One		\$558
Construction Trailer		\$6,797
Kitchen FF&E		\$0

CONTRACTOR AGREES: TO FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL WORK REQUIRED TO COMPLETE THE ABOVE-DESCRIBED WORK CHANGE IN ACCORDANCE WITH THE REQUIREMENTS FOR WORK COVERED BY THE CONTRACT FOR THE STATED CONSIDERATION. CONTRACTOR AGREES TO PERFORM THE ABOVE-DESCRIBED CHANGES FOR THE AMOUNT AND WITHIN THE TIME INDICATED. NO WORK WILL BE STARTED UNTIL THIS CHANGE ORDER IS PROCESSED UNLESS OTHERWISE DIRECTED THROUGH CHANGE DIRECTIVE.

CONTRACTOR: <i>Seeds Box</i>	DATE: <i>5/6/15</i>	ORIGINAL CONTRACT: \$64,943,000
CONSTRUCTION MANAGER: <i>[Signature]</i>	DATE: <i>04/30/2015</i>	PREVIOUS ADDS: \$771,030
COUNTY: <i>Placer</i>	DATE: <i>5/7/15</i>	PREVIOUS DEDUCTS: (\$72,500)
COUNTY:	DATE:	THIS CHANGE: ADD <u>\$49,147</u> DEDUCT__
		CONTRACT TO DATE: \$65,690,677
		CONTRACT TIME: Increase / Decrease <u>0</u> Days
PAGE <u>1</u> OF <u>1</u>		DATE OF COMPLETION:

* Approved by Board of Supervisors on 3/31/15
M. L. Reese 5.7.15

STANISLAUS COUNTY CAPITAL PROJECTS

CHANGE ORDER NO.1025

**PROJECT: PUBLIC SAFETY CENTER EXPANSION PROJECT ONE
MAXIMUM SECURITY, MEDICAL / MENTAL HEALTH HOUSING**

CONTRACTOR: HENSEL PHELPS CONSTRUCTION CO, INC.

CONSTRUCTION MANAGER: URS CORPORATION

BRIDGING ARCHITECT: HOK

DESCRIPTION OF WORK REQUESTED:

1.) Add BSCC compliant security glazing at all cell door lites. 2.) Revise RFP SG-4 glazing type to a new SG-4 security glazing compliant with BSCC standards. 3.) Add an opaque glazing interlayer at exterior cell windows. 4.) Revise Central Control glazing for forced entry rating. 5.) Revise Video Arraignment glazing for forced entry rating. 6.) Credit for reduction in exterior cell frame and glazing scope. 7.) Revise glazing scope at rated corridors per BSCC and OSFM requirements.

CROSS-REFERENCE INFORMATION:

RFC No. 1013 SI No.
COR No. 1026 RFQ No. 1015R1
CE No. 1096 CD No.

ALLOWANCE TRACKING	Amount this Change:	Amount Remaining:
Project One		\$558
Construction Trailer		\$6,797
Kitchen FF&E		\$0

CONTRACTOR AGREES: TO FURNISH ALL LABOR AND MATERIALS AND PERFORM ALL WORK REQUIRED TO COMPLETE THE ABOVE DESCRIBED WORK CHANGE IN ACCORDANCE WITH THE REQUIREMENTS FOR SIMILAR WORK COVERED BY THE CONTRACT EXCEPT AS OTHERWISE STIPULATED HEREIN FOR THE STATED CONSIDERATION. TO PERFORM THE CHANGES FOR THE AMOUNT INDICATED. NO WORK WILL BE STARTED UNTIL THIS CHANGE ORDER IS PROCESSED UNLESS OTHERWISE DIRECTED THROUGH CHANGE DIRECTIVE.

CONTRACTOR: <i>Seth Sig</i>	DATE: <i>7/28/15</i>	ORIGINAL CONTRACT: \$64,943,000
CONSTRUCTION MANAGER: <i>Lin Lita</i>	DATE: <i>07/27/2015</i>	PREVIOUS ADDS: \$887,295
COUNTY: <i>Platt</i>	DATE: <i>8/18/15</i>	PREVIOUS DEDUCTS: (\$72,500)
COUNTY:	DATE:	THIS CHANGE: ADD <u>\$58,789</u> DEDUCT <u> </u>
Board Approval on 03/31/2015		CONTRACT TO DATE: \$65,816,584

*in item B-15
Mule 8.14.15*

	CONTRACT TIME: Increase / Decrease <u>0</u> Days
PAGE <u>1</u> OF <u>2</u>	DATE OF COMPLETION: