

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

DEPT: Chief Executive Office

BOARD AGENDA # B-18

Urgent Routine

AGENDA DATE June 30, 2015

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of Matters Related to the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project Pursuant to Senate Bill 1022 Adult Local Criminal Justice Facilities Construction Financing Program; Accept the Schematic Design, and Related Actions

STAFF RECOMMENDATIONS:

1. Accept the Schematic Design prepared by the County's Bridging Architect Hellmuth, Obata & Kassabaum (HOK), Inc. of San Francisco, California for the Re-Entry and Enhances Alternatives to Custody Training (REACT) Center Project.
2. Authorize the Project Manager to complete and issue a Request for Statements of Qualifications for the Pre-Qualification of Design-Build Teams for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project as prepared by the HOK Design Team.

(Continued on Page 2)

FISCAL IMPACT:

The total estimated Project budget for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project remains unchanged at \$44,695,000 to fund the project, which includes State funding of \$40 million (90%) and a County cash match contribution totaling \$4,445,000 (10%), for a total of \$44,445,000. An additional \$250,000, funded by Public Facilities Fees has been budgeted for ineligible project costs pursuant to State funding guidelines as outlined in the approved sources and uses chart on the following page.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-317

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Monteith

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 Matters Related to the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project Pursuant to Senate Bill 1022 Adult Local Criminal Justice Facilities Construction Financing Program; Accept the Schematic Design, and Related Actions

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STAFF RECOMMENDATIONS: (Continued)

3. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the Bridging Document Phase of the Project, as long as they are within the approved project budget.
4. Authorize the Project Manager to take any and all necessary actions to manage the project during the Bridging Document Phase to ensure the project progresses on schedule including, but not limited to submittals, coordination with Authorities Having Jurisdiction over the project, and implementation of a marketing effort to assure Design-Build teams express an interest in the project.

FISCAL IMPACT: (Continued)

SB 1022 REACT Center Project Approved Sources and Uses

<i>Approved Sources 9.09.14</i>	
SB 1022 Construction Financing	\$40,000,000
Previously Set-Aside Fund Balance	\$4,000,000
County Public Facilities Fees (Match Requirement)	\$445,000
County Public Facilities Fees (Ineligible Costs)	\$250,000
Total Project Sources	\$44,695,000
<i>Approved Uses 9.09.14</i>	
Salaries/Project Management	\$1,895,000
Services & Supplies/Inspections/Construction Management	\$2,846,000
Bridging Architect	\$2,200,000
Cost Applied Charges	\$76,000
Design-Build Construction	\$37,678,000
Total Project Uses	\$44,695,000

Several actions are recommended as part of today’s staff report including acceptance of the Schematic Design prepared by the County’s Bridging Architect HOK. A more detailed discussion of the Schematic Design is outlined in the Discussion section of this staff report below.

Schematic Design Cost Estimates

During the Schematic Design Phase, the Project Manager enlisted the services of an independent cost estimator to perform a reconciled program estimate in conjunction with HOK’s cost estimator. Additionally, a Value Engineering (VE) session was conducted to develop a list of cost saving ideas for the project. Many of these ideas are being incorporated in the base design of the project. In addition, the project team has developed several ideas into deductive and additive alternates which will be incorporated into the County’s Request for Proposal (RFP) best and final process.

Approval of Matters Related to the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project Pursuant to Senate Bill 1022 Adult Local Criminal Justice Facilities Construction Financing Program; Accept the Schematic Design, and Related Actions

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HOK has provided the County with a construction estimate and at this early stage of project design, the construction estimate is right on budget. The Project and Design Team will continue to work during the Bridging Document Phase to identify additional additive and deductive alternates which will ensure the County constructs the new facility within the approved project budget.

Consistent with applicable law, the County's use of the design-build construction process allows for scheduling efficiencies and cost savings generated by the design-build teams. During the RFP process, design-build Proposers may be asked to adjust the amount of construction included in the project to stay within the Board of Supervisors approved project budget. The design-build procurement process will require that design-build Proposers are innovative with the final design and construction project approach to meet the project budget.

As previously reported, the County is planning on undertaking a roadway improvement project at the Public Safety Center to ensure that traffic circulation infrastructure can support the additional traffic that will occur with the increased detainee population and law enforcement activity. The total cost of construction for road improvement efforts is estimated to be \$400,000. Additionally, there are several project utilities outside of the SB 1022 parcel with a total estimated cost of \$130,000 for which the State Department of Finance (DOF) has indicated are reimbursable project costs. The Project Manager is considering several funding strategies for these improvements including State participation and the use of County Public Facilities Fees (PFF). Once a final funding strategy has been developed, staff will return to the Board of Supervisors for consideration and approval.

On June 16, 2015, the Project Manager reviewed these recommendations with the Capital Facilities Committee, comprised of Supervisors Monteith and O'Brien, and the Capital Facilities Committee of the Board of Supervisors acted to support these recommendations to the full Board of Supervisors.

As the REACT Center Project progresses, all major project decisions, will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

DISCUSSION:

Background

On October 15, 2013, the Board of Supervisors authorized the Project Manager to submit a Proposal to the Board of State and Community Corrections (BSCC) for Jail Construction Funding, Pursuant to SB 1022 Adult Local Criminal Justice Facilities

Approval of Matters Related to the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project Pursuant to Senate Bill 1022 Adult Local Criminal Justice Facilities Construction Financing Program; Accept the Schematic Design, and Related Actions

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Construction Financing Program for \$40 million with a 10% county cash match requirement.

On December 12, 2013, the BSCC informed the County that its REACT Center Project would not be recommended to receive a conditional funding award. On March 13, 2014, the full BSCC Board granted the appeal of Stanislaus County to the 2nd place ranking for the REACT Center Project proposal and providing for \$40 million for construction of a Re-Entry Facility at the Public Safety Center.

On May 6, 2014, the Board of Supervisors approved the acceptance of the conditional award of \$40 million from the State of California BSCC under SB 1022 Adult Local Criminal Justice Facilities Construction Financing Program for the design-build construction of the REACT Center Project.

Stanislaus County is partnering with the State of California to fund the construction of 288 transitional adult detention beds, programming space and administrative space at the Public Safety Center, 200 East Hackett Road. The REACT Center Project will enhance and expand the adult detention continuum of services with the completion of the AB 900 Phase II Public Safety Center Expansion projects that will provide maximum security housing facilities, a Day Reporting Center and a County funded intake, release and transportation support facility. The construction of the REACT Center Project will allow the County to close the antiquated downtown Men's Jail, reserving the building for use as a Court Holding Facility only.

In accordance with the 2013 Updated Adult Detention Needs Assessment, the Project will contain 288 jail beds in adult detention transitional housing units with all associated support and program space, a security administration (control) center and circulation and common space. In addition, the REACT Center will provide services to the offender population under the Sheriff's jurisdiction, including post-release and out-of-custody/monitored release programs. The REACT Center will also include public lobby/reception areas, administration space, classrooms, counseling rooms and a multipurpose room.

Subsequent to this significant State award of SB 1022 funding, on July 24, 2014, the County Team, including the Project Manager and the Sheriff's Office, attended a meeting with key stakeholders from the BSCC, Department of Finance, Office of the State Fire Marshal and Department of General Services, to plan proceeding with the Jail Construction Financing Process, presenting the County's Project in detail and initiating the required project establishment process.

On August 13, 2014, the State Public Works Board (SPWB) approved Stanislaus County's project scope, project schedule and project costs, which were a significant milestone that allowed Stanislaus County to be the first county funded to initiate the

Approval of Matters Related to the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project Pursuant to Senate Bill 1022 Adult Local Criminal Justice Facilities Construction Financing Program; Accept the Schematic Design, and Related Actions

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project and begin the design phase of construction, awarded under SB 1022 Adult Local Criminal Justice Facilities Construction Financing Program.

On September 9, 2014, the Board of Supervisors approved the selection and award of a professional services agreement for architectural services to HOK of San Francisco, California, as a result of RFP process for REACT Center Project, pursuant to the State Award of SB 1022 Lease Revenue Bond funding, and approval to initiate bridging architectural services for the design-build construction of the REACT Center Project for the lump sum amount not to exceed \$2,200,000.

Since that time, the Project Team and Bridging Architect have worked extensively to complete the architectural facility program and Schematic Design for the design-build construction of the new facility. The County's Design Team in collaboration with HOK have made significant progress on the design as more fully outlined below.

Next Recommended Actions:

Accept the Schematic Design prepared by the County's Bridging Architect Hellmuth, Obata & Kassabaum, Inc. of San Francisco, California for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project.

HOK has provided the County with a Schematic Design for the REACT Center Project. The Project Team including the County Chief Executive Office Capital Projects and Sheriff's Office and the Architect Team of HOK and LDA Partners and their many specialized sub-consultants and engineers, are providing a Schematic Design package that meets the project scope and budget previously approved by the State Public Works Board. (See Attachment 1)

Schematic Design Drawings

During the Schematic Design Phase, many ideas were brought up, discussed, reviewed and refined. Throughout this phase, the needs and goals of the facility were evaluated, and re-evaluated in connection with how they will best develop into real spaces. The State approved project scope and budget were key factors in determining the final Schematic Design elements.

Schematic Design consists of approximated floor plans, simple elevations, quick 3D views and conceptual rough sections. Floor plans were drawn to scale and may include suggested interior arrangements including furnishings or finish options. The drawings indicate the general location of walls, windows, doors, circulation and physical security elements.

The REACT Center Project

This Project will design and construct a REACT Center, which includes secure housing with program and direct support space, on approximately 3.61 acres of County-owned land, at which the County's existing Public Safety Center facility is located. The Project includes a housing structure constructed primarily of steel, concrete and masonry for security and long-term durability, along with adjacent training and administrative spaces. The housing unit will contain a 288-bed secure transitional housing facility with beds and living spaces. The design for the new REACT Center will provide a more secure environment in terms of materials, smaller grouped and secure dormitories, staff controls, and technology. Secure areas will be constructed with emphasis on providing a secure perimeter with materials resistant to abuse and damage. Semi-secure areas shall be constructed to provide appropriate visual interest and security for the functions housed. Thus, the new REACT Center will be designed to be a cost effective, abuse resistive facility with operational flexibility to accommodate a changing inmate population.

The stand-alone construction project will be dependent on the existing, adjacent facilities for several core operational components, including kitchen and laundry services and transportation. Housing units will include a secure sally port entry, centrally located security control rooms, video visitation facilities, showers, secure dayrooms, outdoor recreation space, a centrally located re-therm kitchen and numerous programs and training rooms. Program services provided will include: 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 REACT Center Project will provide services to the offender population under the Sheriff's jurisdiction, including post-release and out-of-custody/monitored release. The building will include a public lobby and reception area, administration space, staff lockers, staff mailboxes, a processing area, classrooms, a multipurpose room and counseling rooms. The project will include, but is not limited to, electrical, plumbing, mechanical, computerized heating, ventilation, air conditioning, security and fire protection systems. A proportionate number of parking spaces will be provided as part of this project to accommodate for both staff and visitor parking. The project will also include all necessary and appropriate security fencing.

There will be a secure intervening open-air courtyard between the administration building and housing unit. It will be primarily used for a variety of training and programmatic activities.

One of the primary goals of the REACT Center Project is to replace existing jail beds at the Men's Jail in downtown Modesto by constructing new, modern programming and

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housing facilities at the Public Safety Center. The REACT Center will be staffed by the transfer of existing Sheriff's personnel to the new adult detention facility at the Public Safety Center. Jail Alternatives Unit staff will transfer from their 801 11th Street, Modesto location to the REACT Center administrative area for the Sheriff's Alternative to Work Program (AWP) and Home Detention programming.

At this stage of project design, the construction estimate is right on budget. The Project Design Team will continue to work during the Bridging Document Phase to identify additional additive and deductive alternates which will ensure the County will construct the new facility within the approved project budget.

The County's Team and Bridging Architect conducted an over the shoulder review (OSR) of the Schematic Design with the State Fire Marshal and the BSCC on Tuesday, May 19, 2015. The OSR comments will be integrated into the final design of the Project.

Authorize the Project Manager to complete and issue a Request for Statements of Qualifications for the Pre-Qualification of Design-Build Teams for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project as prepared by the HOK Design Team.

At this time, the Board of Supervisors is requested to authorize the issuance of a Request for Statements of Qualifications (RFSOQ) for the pre-qualification of design-build teams for the construction of the facility.

The Project Team will coordinate the issuing of a RFSOQ to design-build teams and will evaluate the proposals and make a recommendation to the Board of Supervisors to approve a qualified list of design-build contractor teams submitting on the project. Only those Board approved design-build teams will be allowed the opportunity to provide a proposal and cost of construction to the County at a later time for the project.

Pre-Qualified Design-Build entities are anticipated to submit proposals in early Spring 2016. Respondents to the Statement of Qualifications will be subject to an extensive and comprehensive review on the basis of the County's requirements. 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 State Department of Finance will ultimately approve the award of the design-build construction contracts after the Board of Supervisors approves the final selection of a Design Build team to construct the REACT Center.

Approval of Matters Related to the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project Pursuant to Senate Bill 1022 Adult Local Criminal Justice Facilities Construction Financing Program; Accept the Schematic Design, and Related Actions

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This same approach was very successfully used for the Public Safety Center Expansion Projects, (AB 900 Phase II) currently under construction. The opportunity to receive best and final offers that include the pre-qualified Design Build Teams' ideas for construction and design efficiencies will ensure the project is affordable and deliverable within the approved State and local funding.

The REACT Center Project is being developed at the very same time as the AB 900 Phase II Public Safety Center Expansion Projects are under construction. The AB 900 Phase II projects include constructing a Day Reporting Center (nearing completion in Summer 2015), maximum security beds Medical/Mental Health beds, Security Administration, and an Intake and Release Facility, with a construction value totaling \$114 million. With the addition of the REACT Center Project totaling \$44.6 million, there will be an estimated construction value totaling \$158.6 million in Public Safety Center Expansion Projects underway at one time. The Project Team is fully engaged and committed to the successful delivery of all of the planned projects.

Schedule

Today's action by the Board of Supervisors is a significant step forward in the REACT Center Project. Today, the Project Manager is seeking approval to authorize the issuance of a PRFSOQ for the pre-qualification of design-build teams for the construction of the facility. It is anticipated that in Summer 2015 the Board of Supervisors will be requested to authorize the Project Manager, County Counsel and Chairman of the Board of Supervisors to negotiate and execute the BSCC Agreement and the Project Delivery and Construction Agreement between Stanislaus County and the State.

In the Winter of 2015, staff will return to the Board of Supervisors to pre-qualify the Design-Build teams for construction of the facility, with the proposal phase of construction to be completed in the Spring of 2016. The general construction schedule is summarized in the chart below:

Phase/Action Item	Begin Date	End Date
Programming/Bridging Design Phase	September 9, 2014	Fall 2015
Bid Phase	Winter 2015/2016	Spring 2016
Construction Phase	Spring 2016	Winter 2017/2018
Completion		Spring 2018
Occupancy		Spring 2018

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Upon various approvals by the Board of Supervisors and State Agencies throughout the duration of project design, the actual construction of the project is anticipated in mid-2016 with completion anticipated by early 2018.

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 offenders. 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 proposed SB 1022 REACT Center Project is envisioned to replace the downtown Men's Jail (except for Court Holding) and will be staffed by the transfer of existing Sheriff's personnel to the new 288-bed housing and programming facility. Existing Jail Alternatives Unit staff will transfer from their 801 11th Street, Modesto location to the REACT Project Center administrative area to operate Sheriff's AWP/Home Detention programming. SB 1022 funding includes a provision that the County is not obligated to fully staff the new facilities upon opening; a phased opening is allowable. The Sheriff and the Project Team are confident that a flexible strategy to maximize all available tools and resources will allow the County to house inmates given available funding.

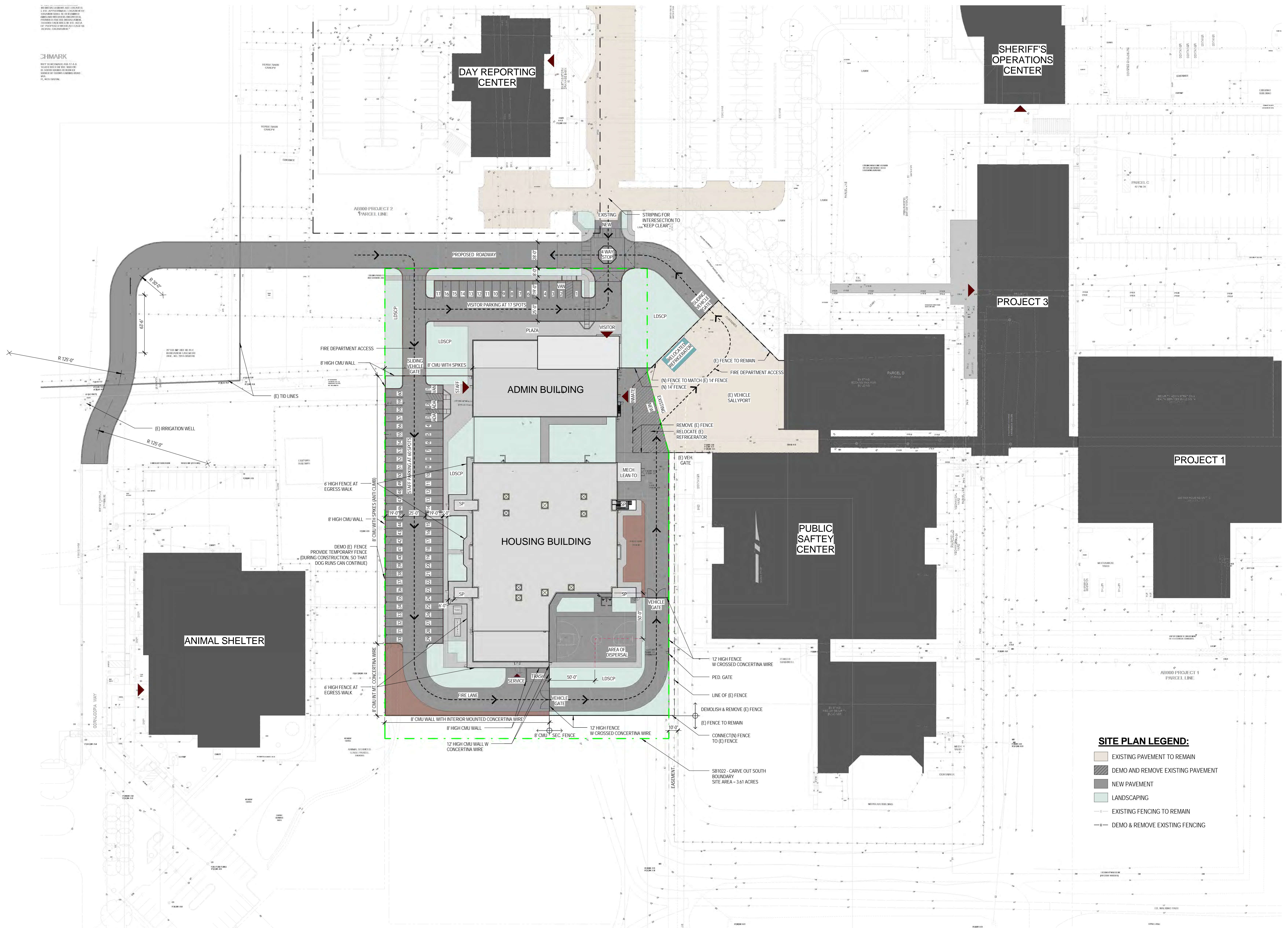
CONTACT PERSON:

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

Attachment 1

BY THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE LOCAL, STATE AND FEDERAL GOVERNMENT.

CHMARK
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 Modesto, CA 95354
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SITE PLAN LEGEND:

- EXISTING PAVEMENT TO REMAIN
- DEMO AND REMOVE EXISTING PAVEMENT
- NEW PAVEMENT
- LANDSCAPING
- EXISTING FENCING TO REMAIN
- DEMO & REMOVE EXISTING FENCING



Project
 SB1022 REACT Center,
 Project 4
 Ceres, CA 95358

Prepared For
 Stanislaus County Capital Projects
 1010 10th Street, Suite 6800
 Modesto, CA 95354

Contract No:



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SM&W Engineers, Inc.
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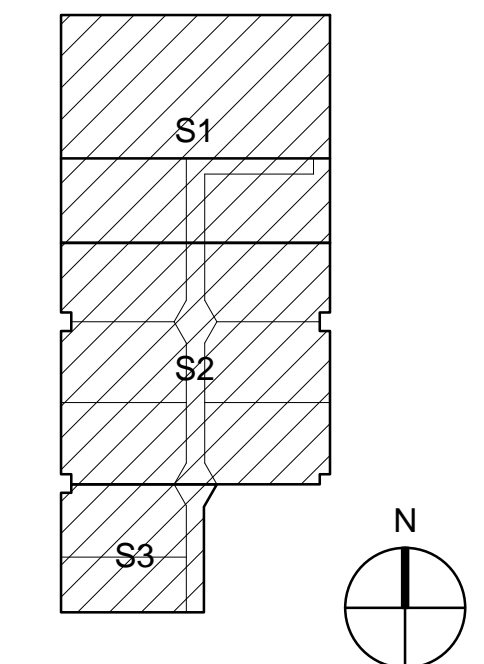
AVS Engineers, Inc.
 SE, FA, AV, Telecom
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 Fremont, CA 94536
 T 510.360.0100

The Fire Consultants, Inc.
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 1276 Durant Court
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Cumming
 Cost Estimator
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Key Plan



No.	Description	Date
1	100% SCHEMATIC DESIGN	2015-04-28

Drawn by: Author Reviewed by: Checker

Project No:
 Sheet Title

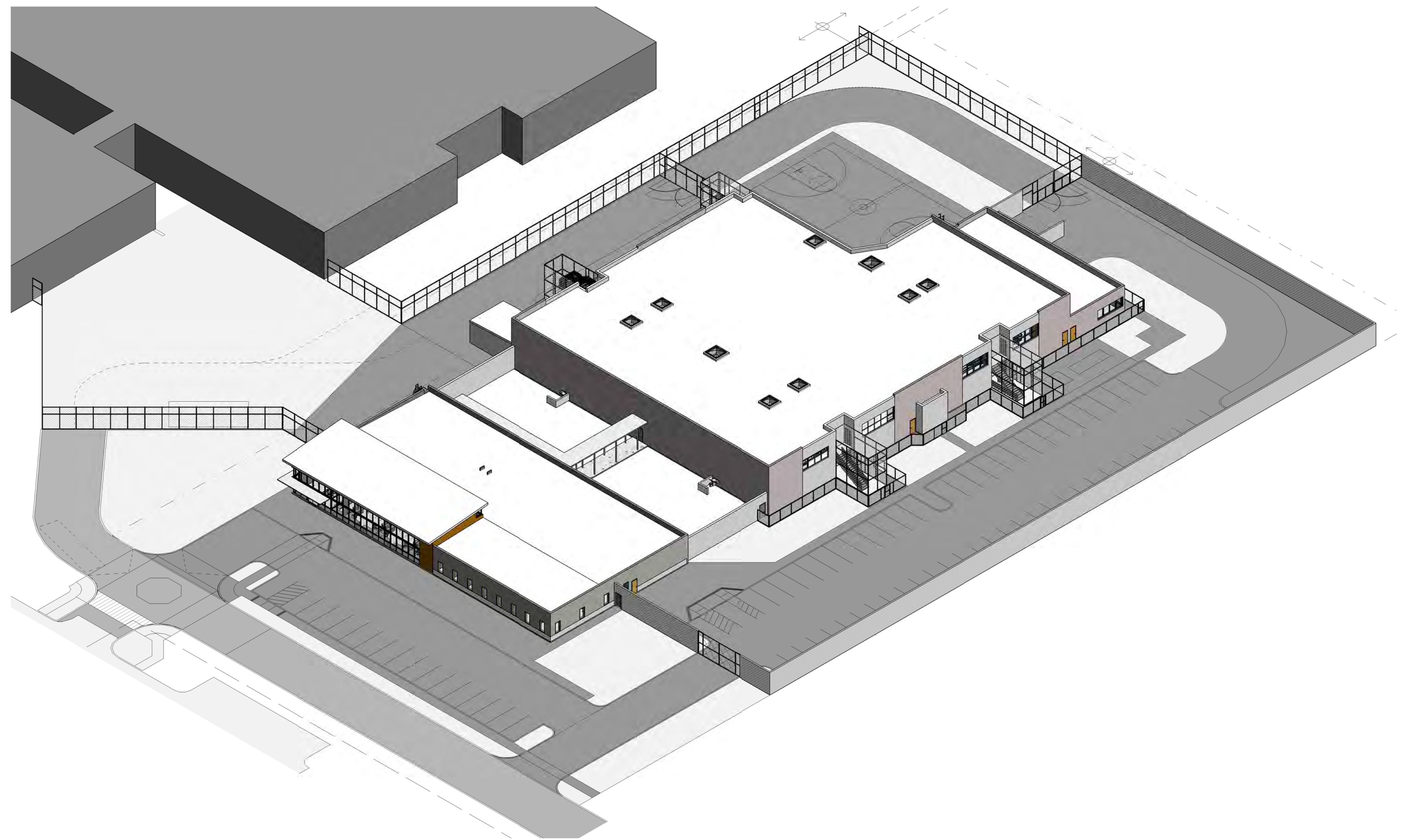
ARCHITECTURAL SITE PLAN

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 Sheet Number

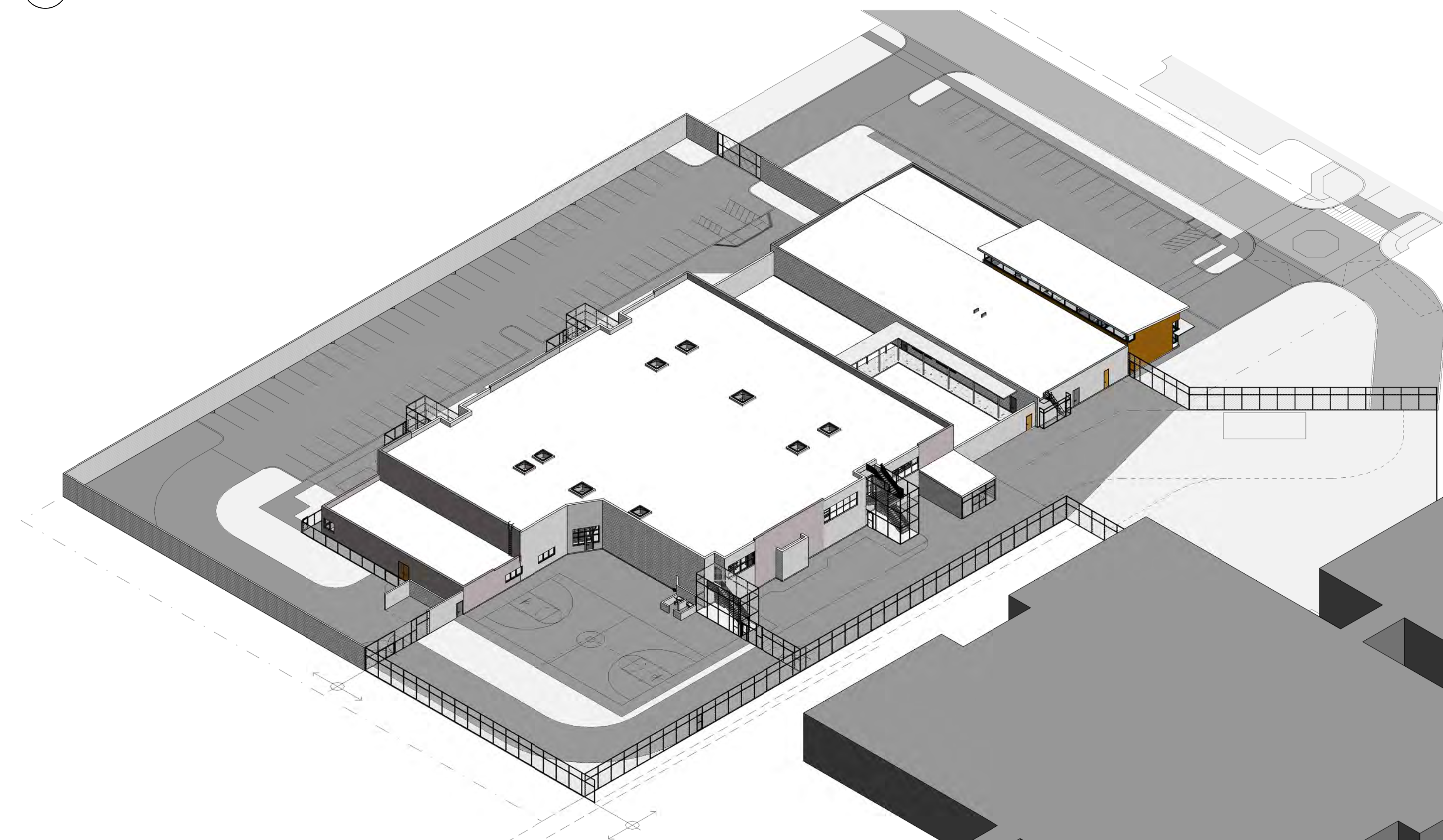
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1 ARCHITECTURAL SITE PLAN
 1" = 40'-0"

6/25/2015 4:20:48 PM



2 AXON - NORTH / WEST



1 AXON - SOUTH / EAST



Project
 SB1022 REACT Center,
 Project 4
 Ceres, CA 95358

Prepared For
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Key Plan

No.	Description	Date

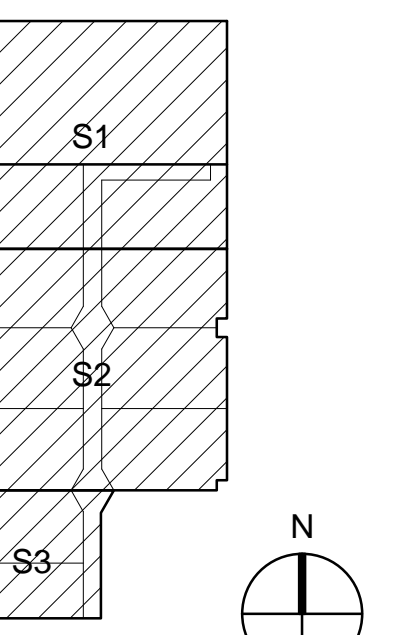
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Sheet Title

AXON RENDERINGS

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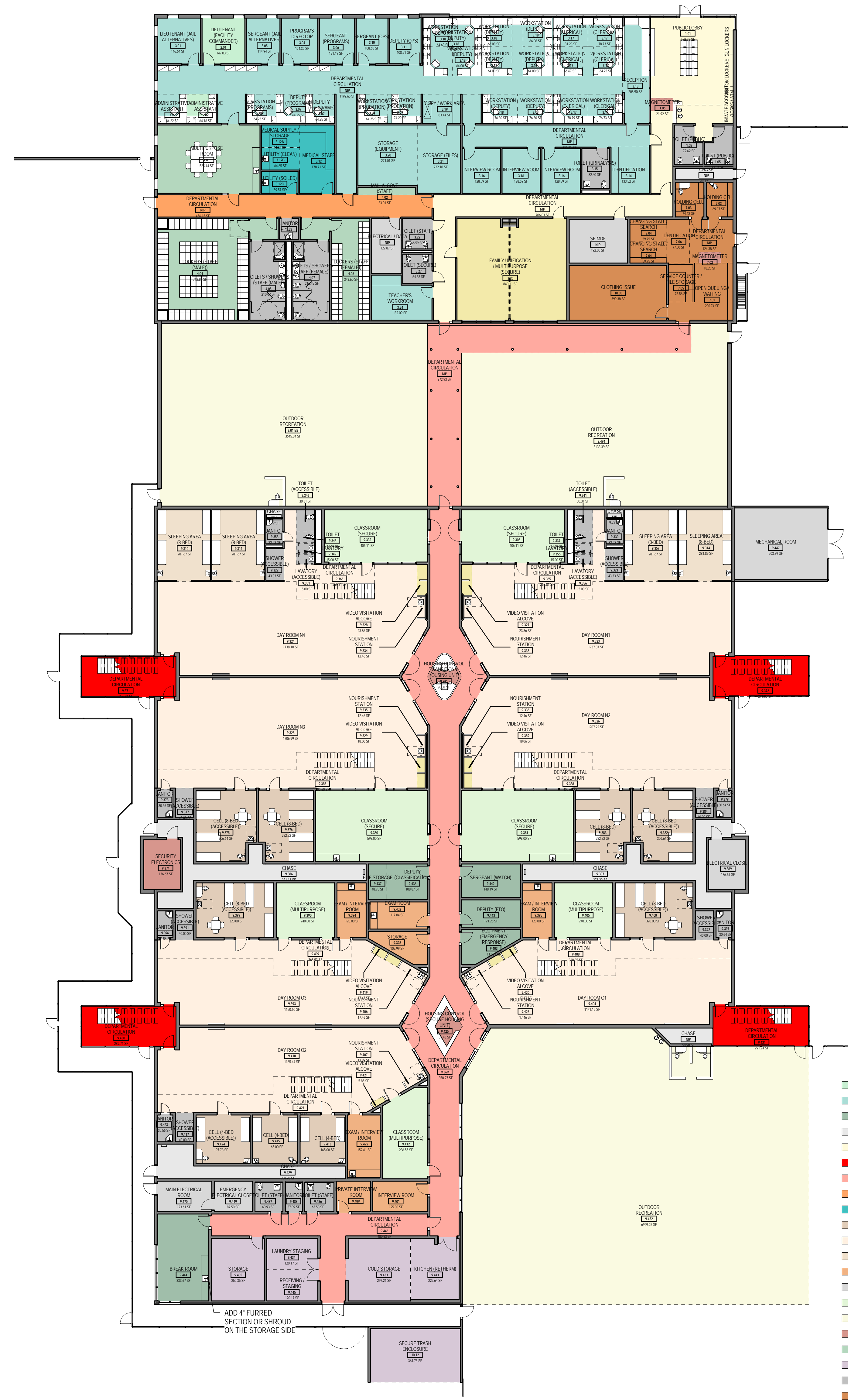
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Drawn by: Author Reviewed by: Checker

Project No:

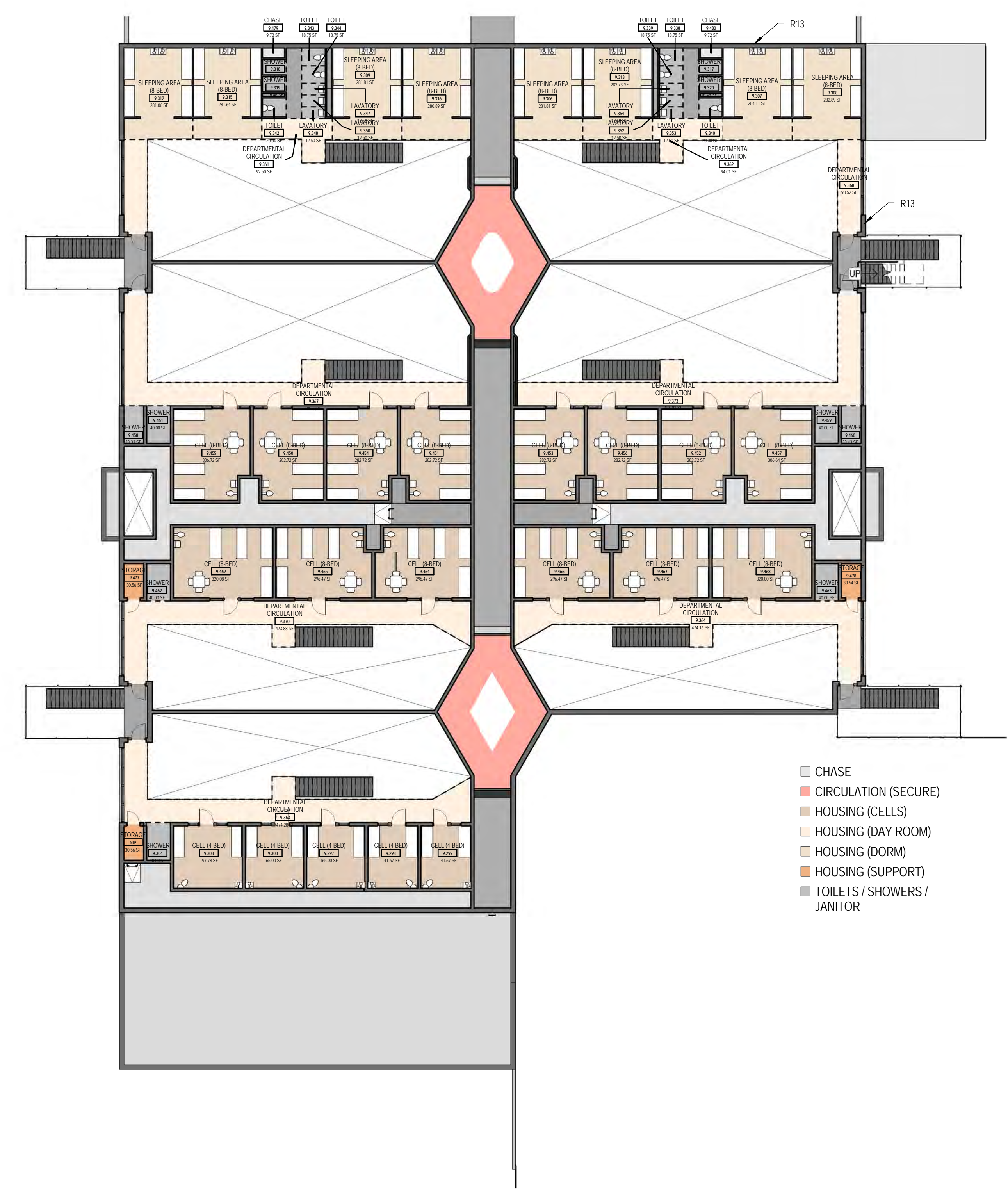
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DEPARTMENTAL
PLANS - LEVEL 1 &
CELL TIER



- ADMINISTRATION
- ADMINISTRATION (PROGRAMS)
- ADMINISTRATION (SECURITY)
- CHASE
- CIRCULATION (PUBLIC)
- CIRCULATION (SALLY PORT)
- CIRCULATION (SECURE)
- CIRCULATION (STAFF)
- HEALTH SERVICES
- HOUSING (CELLS)
- HOUSING (DAY ROOM)
- HOUSING (DORM)
- HOUSING (SUPPORT)
- MEP
- PROGRAMS
- PROGRAMS (RECREATION)
- SECURITY OPERATIONS
- STAFF SUPPORT
- SUPPORT SERVICES
- TOILETS / SHOWERS / JANITOR
- TRANSFER
- VISITATION

1 DEPARTMENTAL - OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"



- CHASE
- CIRCULATION (SECURE)
- HOUSING (CELLS)
- HOUSING (DAY ROOM)
- HOUSING (DORM)
- HOUSING (SUPPORT)
- TOILETS / SHOWERS / JANITOR

2 DEPARTMENTAL - OVERALL FLOOR PLAN - CELL TIER LEVEL
1/16" = 1'-0"





Stanislaus County SB 1022 REACT Center



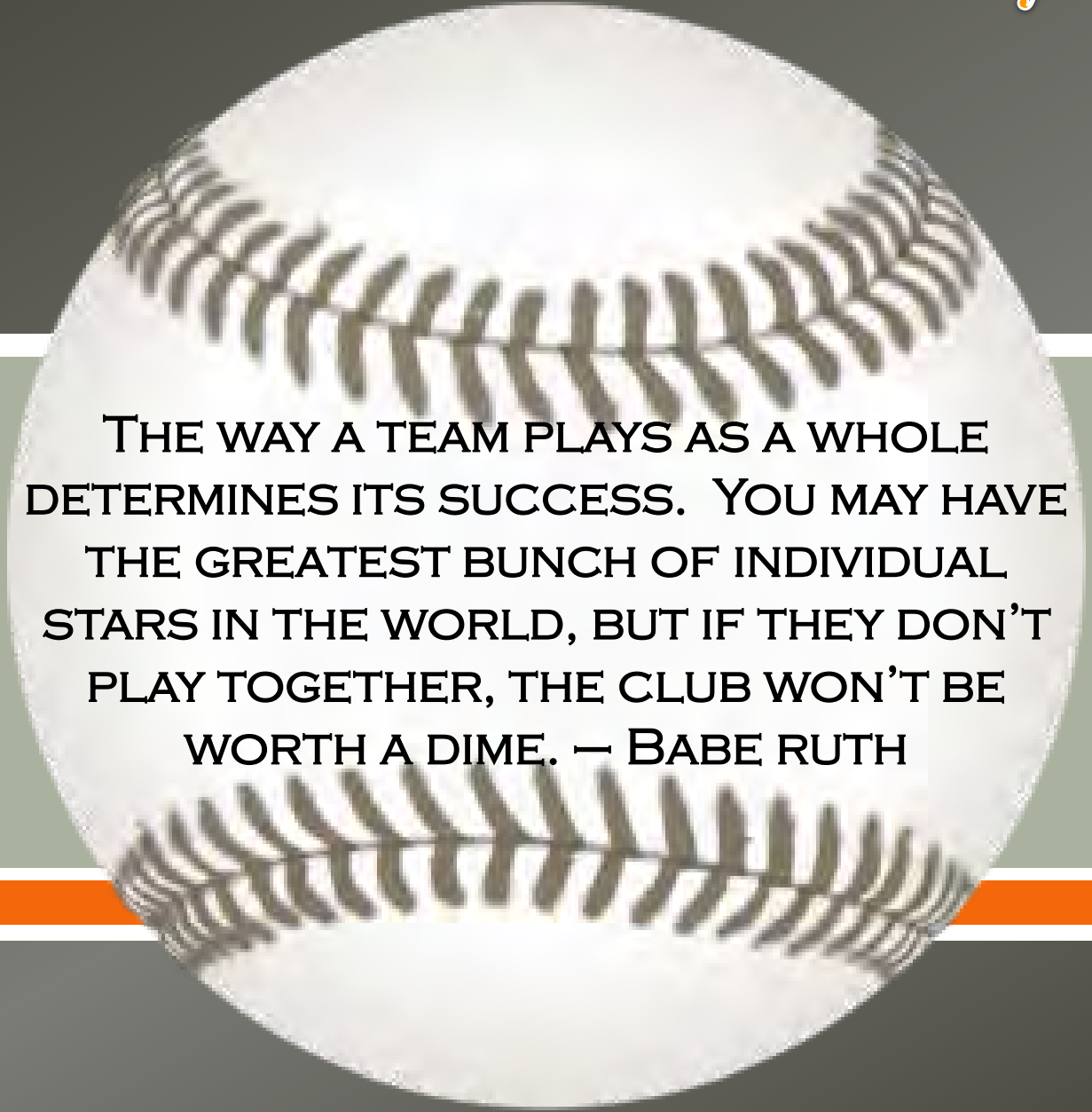
Re-Entry and Enhanced Alternatives to Custody Training (REACT)
Center Project Pursuant to Senate Bill 1022 Adult Local Criminal
Justice Facilities Construction Financing Program; Accept the
Schematic Design, and Related Actions



Patricia Hill Thomas

 **Chief Operations Officer/Project Manager**

Another Successful State and County Project



**THE WAY A TEAM PLAYS AS A WHOLE
DETERMINES ITS SUCCESS. YOU MAY HAVE
THE GREATEST BUNCH OF INDIVIDUAL
STARS IN THE WORLD, BUT IF THEY DON'T
PLAY TOGETHER, THE CLUB WON'T BE
WORTH A DIME. — BABE RUTH**

Public Safety Facilities

SB 81



✓ **COMPLETED**

Unit II



✓ **COMPLETED**

DRC



✓ **SUBSTANTIALLY
COMPLETED**

Public Safety Facilities

**AB 900
Phase
II**



**IN
CONSTRUCTION**

**SB
1022**



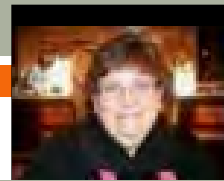
COMING SOON!

[Site Camera](#)

REACT Center Team



**Sheriff Adam
Christianson**



**Patricia Hill
Thomas**



**Captain
Bill Duncan**



**Lieutenant
Gregg Clifton**



**Lieutenant
Jim Jacobs**



**Darrell
Long**



**Sergeant
Steve Traverso**



**Mark
Loeser**



**Van
Switzer**



**Randy
Cavanagh**



**Deputy Brandon
Gallasso**



**Josh
Ewen**



**Jim
Kwartz**



**Leticia
Lomeli**



**Teresa
Vander Veen**

REACT Center Project Budget

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	\$ 37,678,000	\$ -		\$ 37,678,000
2. Additional Eligible Costs	\$ -	\$ 279,000		\$ 279,000
3. Architectural	\$ 1,798,000	\$ 402,000		\$ 2,200,000
4. Project/Construction Management	\$ 525,000	\$ 1,808,000		\$ 2,333,000
5. CEQA		\$ -		\$ -
6. State Agency Fees		\$ 51,000		\$ 51,000
7. Audit		\$ 15,000	\$ -	\$ 15,000
8. Needs Assessment		\$ 16,000	\$ -	\$ 16,000
9. Transition Planning		\$ -	\$ 339,000	\$ 339,000
10. County Administration			\$ 1,562,000	\$ 1,562,000
11. Land Value			\$ -	\$ -
TOTAL PROJECT COSTS	\$ 40,001,000	\$ 2,571,000	\$ 1,901,000	\$ 44,473,000
PERCENT OF TOTAL	89.94%	5.78%	4.27%	100.00%

Project Background

- After a successful Appeal, On May 6, 2014, the Board of Supervisors approved the acceptance of the conditional award of \$40 million from the State of California Board of State and Community Corrections under SB 1022 Adult Local Criminal Justice Facilities Construction Financing Program for the design-build construction of the REACT Center Project.

Project Background

- On August 13, 2014, the State Public Works Board (SPWB) approved Stanislaus County's project scope, project schedule and project costs, which was a significant milestone that allows Stanislaus County to be the first county awarded under SB 1022 Adult Local Criminal Justice Facilities Construction Financing Program funding to initiate a SB 1022 project in the State of California.

Project Background

- On September 9, 2014, the Board of Supervisors approved the selection and award of a professional services agreement architectural and design services with Hellmuth, Obata & Kassabaum, Inc. (HOK)

Significant Design Progress Completed

- ∞ Since that time, the Project Team and Bridging Architect have worked extensively to complete the architectural facility program and Schematic Design for the design-build construction of the new facility.

Today's Recommended Actions

- ☞ **Accept the Schematic Design prepared by the County's Bridging Architect HOK, Inc. of San Francisco, California for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project.**
- ☞ **Authorize the Project Manager to complete and issue a Request for Statements of Qualifications for the Pre-Qualification of Design-Build Teams for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project as prepared by the HOK Design Team.**



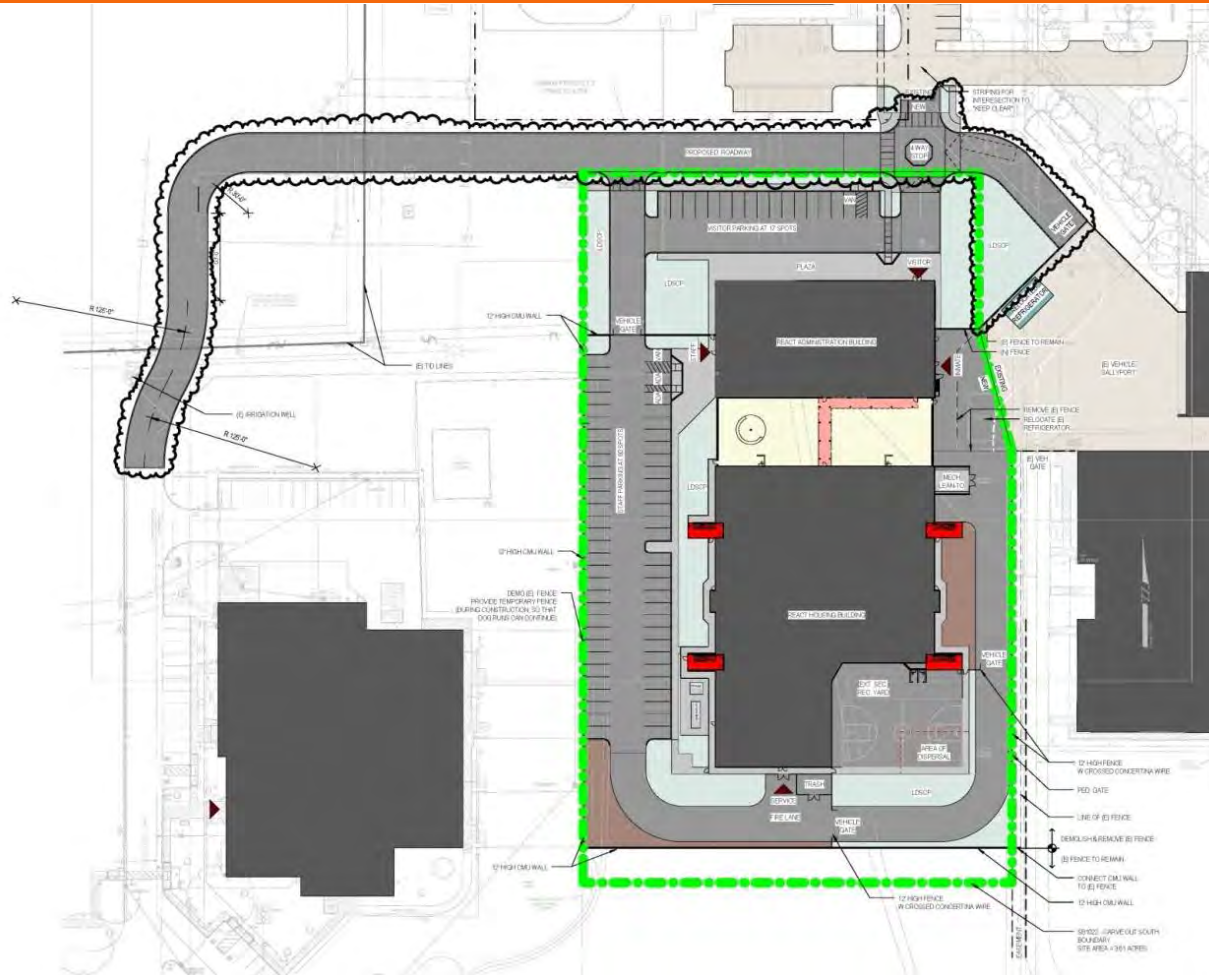
Captain Bill Duncan

 Stanislaus County Sheriff's Department

WHY IS THE PROJECT SO IMPORTANT?

- ∞ **288 Transitional Bed Facility**
- ∞ **Focus on programs providing a chance to change**
- ∞ **Will provide services to the offender population under the Sheriff's jurisdiction, including post-release and out-of-custody/monitored release**
- ∞ **Replacement and closure of the Men's Jail in Downtown, Modesto (except for court-holding)**

REACT Center Proposed Site Plan



REACT Center Proposed Location



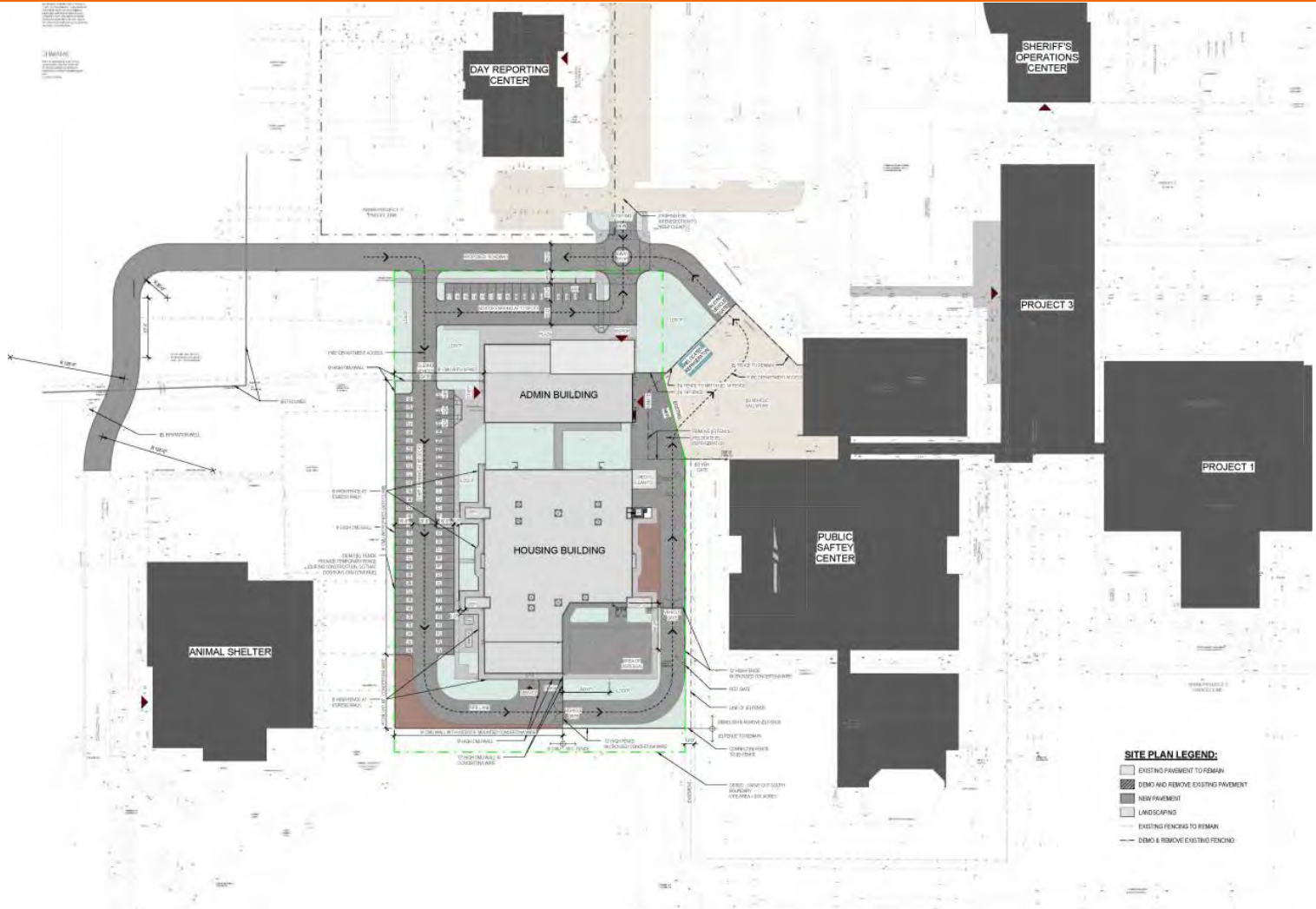


David Crotty

 **Project Manager**

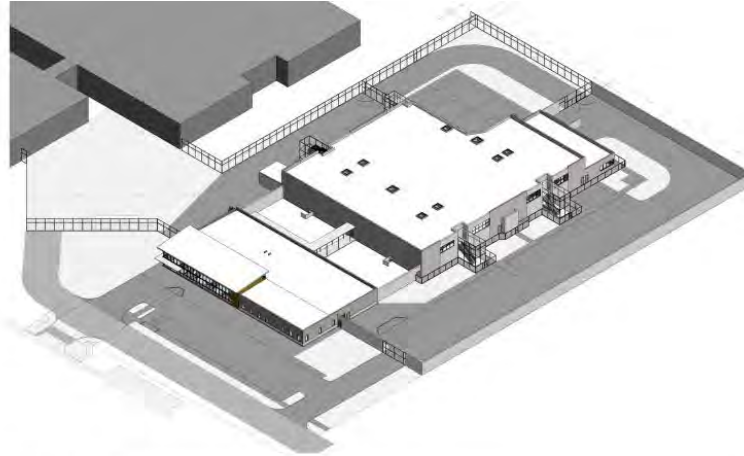


Schematic Design

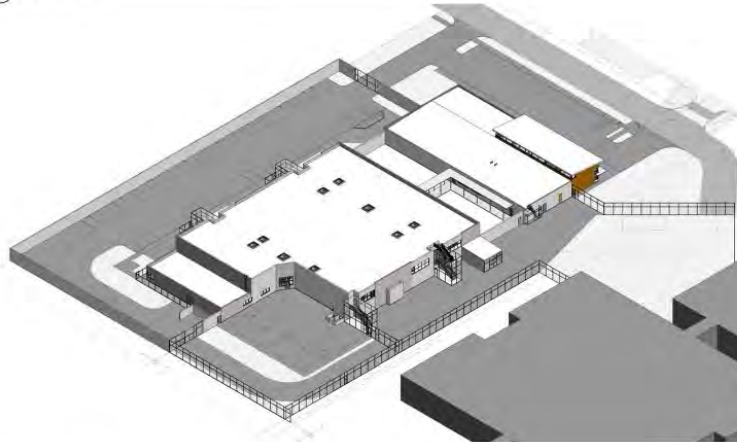




Schematic Design



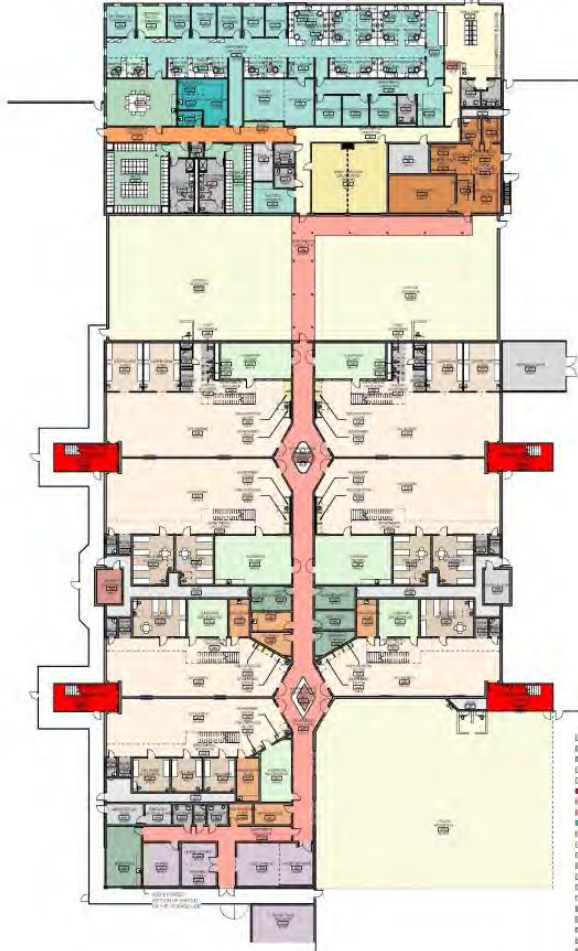
2 AXON - NORTH / WEST



1 AXON - SOUTH / EAST

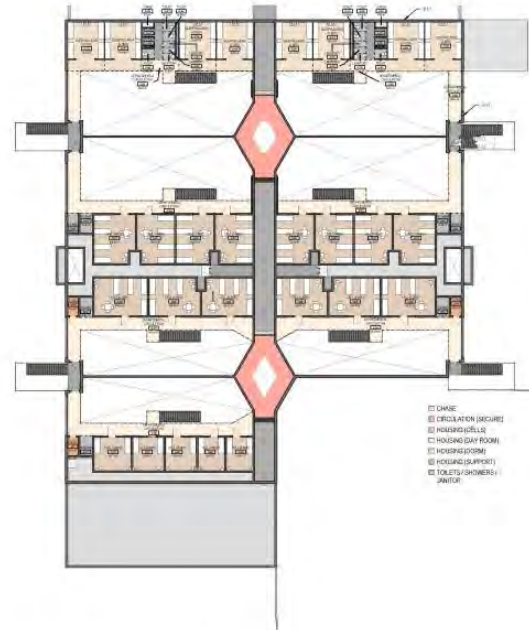


Schematic Design



- ADMINISTRATION
- ADMINISTRATION (PROGRAMS)
- ADMINISTRATION (SECURITY)
- CHASE
- CIRCULATION (PUBLIC)
- CIRCULATION (GALLY PORT)
- CIRCULATION (SECURE)
- CIRCULATION (STAFF)
- HEALTH SERVICES
- HOLDING (CELLS)
- HOLDING (DAY ROOM)
- HOLDING (EXHIB)
- HOLDING (SUPPORT)
- HOP
- PROGRAMS
- PROGRAMS (PREGNATION)
- SECURITY OPERATIONS
- STAFF SUPPORT
- SUPPORT SERVICES
- TOILETS (SHOWERS) LAWYER
- TRANSFER
- VESTIBULE

1 DEPARTMENTAL - OVERALL FLOOR PLAN - LEVEL 1
TYP-110



- CHASE
- CIRCULATION (SECURE)
- HOLDING (CELL)
- HOLDING (DAY ROOM)
- HOLDING (EXHIB)
- HOLDING (SUPPORT)
- TOILETS (SHOWERS) JANITOR

2 DEPARTMENTAL - OVERALL FLOOR PLAN - CELL TIER LEVEL
TYP-110



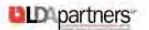
Project:
SB 1022 REACT Center,
Project 4
Date: 04/04/04

Prepared For:
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Contract No.:



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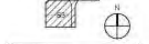
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101



Date: _____
Scale: _____
Drawing Name: _____

Project No.: _____
Revision No.: _____

Departmental Plans - Level 1 & Cell Tier

101



Schematic Design





Schematic Design





Patricia Hill Thomas

 **Chief Operations Officer/Project Manager**

Schematic Design Estimate

- ∞ At this early stage of project design, the construction estimate is right on budget.
- ∞ The Project Design Team will continue to work during the Bridging Document Phase to identify additional additive and deductive alternates which will ensure the County will construct the new facility within the approved project budget.

Value Engineering Session

- ∞ The Project Manager enlisted the services of an independent cost estimator to perform a reconciled program estimate in conjunction with HOK's cost estimator.
- ∞ A Value Engineering (VE) session was conducted to develop a list of credible cost saving ideas for the project.

Value Engineering Session

- ∞ Many of these ideas are being incorporated in the base design of the project.
- ∞ In addition, the project team has developed several ideas for deductive and additive alternates which will be incorporated into the County's Request for Proposal (RFP) best and final process.

Over the Shoulder Review (OSR)

- ✉ The County's Team and Bridging Architect conducted an over the shoulder review (OSR) of the Schematic Design with the State Fire Marshal (SFM) and the Board of State and Community Corrections (BSCC) on Tuesday, May 19, 2015.
- ✉ The OSR comments will be integrated into the final design of the Project.

Pre-Qualifying Design-Build Teams

- Consistent with applicable law, the County's use of the design-build approach allows for scheduling efficiencies and cost savings generated by the design-build teams.
- During the Request for Proposal (RFP) process, design-build Proposers will be asked to make changes to stay within the Board of Supervisors approved project budget.

Pre-Qualifying Design-Build Teams

- ∞ The design-build procurement process will require that design-build Proposers are innovative with the final design and construction project approach to meet the project budget.

1022 Project Costs Outside Parcel

- As previously reported, the County is planning on undertaking a roadway improvement project at the Public Safety Center.
- This will ensure traffic circulation infrastructure can support the additional traffic that will occur with the increased detainee population and law enforcement activity.
- The total cost of construction for road improvement efforts is estimated to be \$400,000.

1022 Project Costs Outside Parcel

- Additionally, there are several project utilities outside of the SB 1022 parcel with a total estimated cost of \$130,000 for which the State Department of Finance (DOF) has indicated are reimbursable project costs.
- The Project Manager is considering several funding strategies for these improvements including State participation and the use of County Public Facilities Fees (PFF).
- Once a final funding strategy has been developed, staff will return to the Board of Supervisors for consideration and approval.

Schedule – Looking Ahead

- ∞ **Stanislaus County Design-Build (DB) Team
Prequalification: Summer 2015**
- ∞ **Stanislaus County DB Team Bid/Award Phase: Winter 2015
- 2016**
- ∞ **Construction Drawings: Summer 2016 - Winter 2016**
 - ❖ BSCC/SFM Reviews of Construction Drawings: As appropriate
- ∞ **Construction: Fall 2016 - Winter 2018**

Today's Recommendations

1. **Accept the Schematic Design prepared by the County's Bridging Architect Hellmuth, Obata & Kassabaum (HOK), Inc. of San Francisco, California for the Re-Entry and Enhances Alternatives to Custody Training (REACT) Center Project.**

Today's Recommendations

- 2. Authorize the Project Manager to complete and issue a Request for Statements of Qualifications for the Pre-Qualification of Design-Build Teams for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project as prepared by the HOK Design Team.**

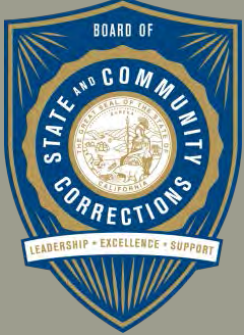
Today's Recommendations

- 3. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the Bridging Document Phase of the Project, as long as they are within the approved project budget.**

Today's Recommendations

4. **Authorize the Project Manager to take any and all necessary actions to manage the project during the Bridging Document Phase to ensure the project progresses on schedule including, but not limited to submittals, coordination with Authorities Having Jurisdiction over the project, and implementation of a marketing effort to assure Design-Build teams express an interest in the project.**

Stanislaus County SB 1022 REACT Center



Thank you!
Questions and Comments