

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-3

Urgent

Routine

DLX

AGENDA DATE September 15, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Submit Performance Criteria and Concept Drawings for the Senate Bill (SB) 1022 Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project to the Board of State and Community Corrections and State Fire Marshal

STAFF RECOMMENDATIONS:

Authorize the Project Manager to submit Performance Criteria and Concept Drawings for State review and approval of the County's SB 1022 Adult Local Criminal Justice Facilities Project for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project, as prepared by the HOK Design Team to the following State agencies: Board of State and Community Corrections and State Fire Marshal.

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. The State funding pays for 90% of approved project costs.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-424

On motion of Supervisor Monteith, Seconded by Supervisor Chiesa

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: 
CHRISTINE FERRARO TALLMAN, Clerk

File No.

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

On June 30, 2015 the Board of Supervisors accepted the Schematic Design for the REACT Center Project, as prepared by the County’s Bridging Architect HOK, Inc. of San Francisco.

Since that time the Design and Project team have completed the final performance criteria and concept design drawings (bridging phase). During the bridging phase, the architects were also required to submit a revised opinion of probable total project costs. The Design and Project team worked extensively to determine the general scope, extent and character of the Project and to establish the final design criteria. As this phase of design reaches completion, final elements required to deliver the project have been identified and their costs estimated.

Additionally, the Design and Project team had the opportunity to identify and define significant elements of the proposed construction project that are important to achieve from a durability, cost savings/control, and operational efficiency perspective. As such, the bridging documents will define what the minimum requirements for construction are, and allow for both additive and deductive construction alternates.

The performance criteria and concept drawings have been estimated by two independent and well regarded firms, Cumming and Sierra West. The State is paying eligible costs of construction up to \$40 million. The independent estimates prepared of the proposed design are estimated to be within the approved project budget.

The project has been extensively Valued Engineered to ensure cost efficiency and to also ensure there are sufficient deductive and additive alternates to allow the project to be delivered within the approved project budget. The Value Engineering exercise conducted on May 13, 2015, identified various design changes and modifications resulting in approximately \$1.4 million in cost savings, while still maintaining the scope,

integrity and security of the project as originally defined. Additive and Deductive alternates are being identified to ensure flexibility of the project to meet budget and operating needs.

The Board of Supervisors is requested to authorize the submission of the Performance Criteria and Concept Drawings for State review of the REACT Center Project as designed by the HOK Design Team, to the Board of State and Community Corrections, and the State Fire Marshal.

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 for Jail Construction Funding, Pursuant to SB 1022 Adult Local Criminal Justice Facilities Construction Financing Program for \$40 million with a 10% County cash match requirement.

On December 12, 2013, the Board of State and Community Corrections (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 Board of State and Community Corrections (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 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.

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, until the new State Courthouse is completed in downtown Modesto.

The Project consists of the design and construction of two new buildings on the same site separated by a secure intervening outdoor courtyard. The housing units will consist

of approximately 288 replacement adult detention transitional beds in programs-compatible living spaces within secure adult detention housing units, a security control center, and all necessary circulation and common space. The housing units will include a sally port, security control, video visitation, showers and toilets, secure dayrooms, outdoor recreation space, re-therm kitchen, program and training rooms, and will be dependent on the adjacent facilities for kitchen, laundry, and transportation services. Construction will primarily be of steel frame, concrete and masonry for security and durability.

The administrative building will accommodate jail alternatives services, classroom and training spaces and will also include a public lobby, reception area, administrative space, processing area, classrooms, multipurpose and counseling rooms. The project will also include, but is not limited to, security fencing, additional staff and visitor parking spaces, electrical, plumbing, mechanical, computerized heating, ventilation, and air conditioning, security and fire protection systems. Construction of the administrative building will primarily be of wood frame, steel and masonry for this less secure portion of the project.

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 Board of State and Community Corrections (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 was a significant milestone that allowed Stanislaus County to be the first county funded to initiate the 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 a Request for Proposals (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.

On June 30, 2015, the Board of Supervisors accepted the schematic design prepared by the County's Bridging Architect HOK of San Francisco, California, for the REACT Center Project, and authorized the Project Manager to complete and issue a Request for Statement of Qualifications for the pre-qualification of design-build teams for the REACT Center Project as prepared by HOK.

With today's recommended action, the Project Manager will submit to the State, the Performance Criteria and Concept Drawings for the REACT Center Project. The design is generally the same as presented to the Board of Supervisors on June 30, 2015, in the schematic design package with the following changes:

- Revised the carve-out at the Vehicle Sally port and reduced the carve-out from 3.61 to 3.5 acres;
- Revised the layout of the Lobby to be larger by 250 sf;
- Changed construction material from pre-engineered steel frame to masonry and wood frame for Administration;
- Revised glazing at the Front Entry to be more secure for staff;
- Revised the Courtyard design;
- Revised the Landscape design to be drought friendly and match existing construction at the AB 900 Phase II Projects 1 and 3;
- Removed three Exercise Yards from the secure 32-person Dayrooms in exchange for a single exterior Exercise Yard;
- Revised all two-person cells to four-person cells; and
- Fire rated all Housing Corridor elements, in lieu of a Smoke Control System.

Next Recommended Actions:

- Authorize the Project Manager to submit to the various State Agencies the Performance Criteria and Concept Drawings for the REACT Center Project.

The Design and Project team has completed the performance criteria and concept drawings phase (bridging 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 the final part of the County's Public Safety Center Expansion Projects. Financing program requirements of SB 1022 require the Board of State and Community Corrections (BSCC) and State Fire Marshal to approve the Performance Criteria and Concept Drawings before the County can issue a Request for Proposals from design-build Contractor Teams.

The Performance Criteria Design Documents are a further definition of the Schematic Design Documents approved by the Board of Supervisors on June 30, 2015, after review by the Board of Supervisors Capital Facilities Committee (comprised of Supervisors O'Brien and Monteith) on June 16, 2015.

The State agencies have a 60-day period for final design approval and code compliance analysis. Upon their approval, the County and the State Agencies can proceed to seek various other State approvals to allow the project to return to the Board of Supervisors prior to seeking Design and Construction proposals. Earlier the Board of Supervisors authorized the Project Manager to issue a Request for Statements of Qualifications

(RFSOQ) to interested Design-Build Contractor teams. The RFSOQ was issued on September 9, 2015 and garnered the immediate interest of several firms interested in submitting proposals.

The County and the various State Agencies are currently preparing and negotiating various agreements that will be finalized before the Board of Supervisors will be asked to issue a Request for Proposals for the final design and construction of the REACT Project. A milestone schedule for these proposed future activities is shown below:

- | | |
|---|-----------|
| • Issue RFSOQ | Completed |
| • Submit Performance Criteria and Concept Drawings to the State | 9/16/15 |
| • Statements of Qualifications Due | 11/13/15 |
| • Comments Back from State on Performance Criteria Documents | 11/18/15 |
| • BOS Pre-Qualifies Design-Build Teams, Authorizes RFP Release | 12/15/15 |
| • State Public Works Board (SPWB) Approves Release of RFP | 1/8/16 |
| • County Releases RFP to Pre-Qualified Design Build Teams | 1/11/16 |
| • RFP Proposals Due | 2/24/16 |
| • Complete Best and Final Negotiations with D/B Team | 4/6/16 |
| • BOS Conditional Award of the Construction Contract | 4/19/16 |
| • State Pooled Money Investment Board (PMIB) Approves Finances | 4/20/16 |
| • State Department of Finance (DOF) Authorizes Contract Award | 4/22/16 |
| • Notice to Proceed | 4/25/16 |
| • Substantial Project Completion | 12/29/17 |
| • Final Project Completion | 2/14/18 |
| • Final Acceptance by BOS | 2/27/18 |
| • Building Occupancy | 5/28/18 |

All major decisions for the project to proceed toward construction and completion will return to the Board of Supervisors for consideration and approval.

POLICY ISSUE:

All of the actions in this item will advance the Board of Supervisors' priority of 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 IMPACT:

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

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Alternatives Unit staff will transfer from their 801 11th Street, Modesto location to the REACT Center Project administrative area to operate Sheriff's Alternative Work Program (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

ATTACHMENTS AVAILABLE
FROM YOUR CLERK



HOME ENTRY & ALTERNATIVE CUSTODY TRAINING



2/14/14
 2/14/14
 2/14/14

DAY REPORTING CENTER

SHERIFF'S OPERATIONS CENTER

PROJECT 3

ADMIN BUILDING







PROJECT 1

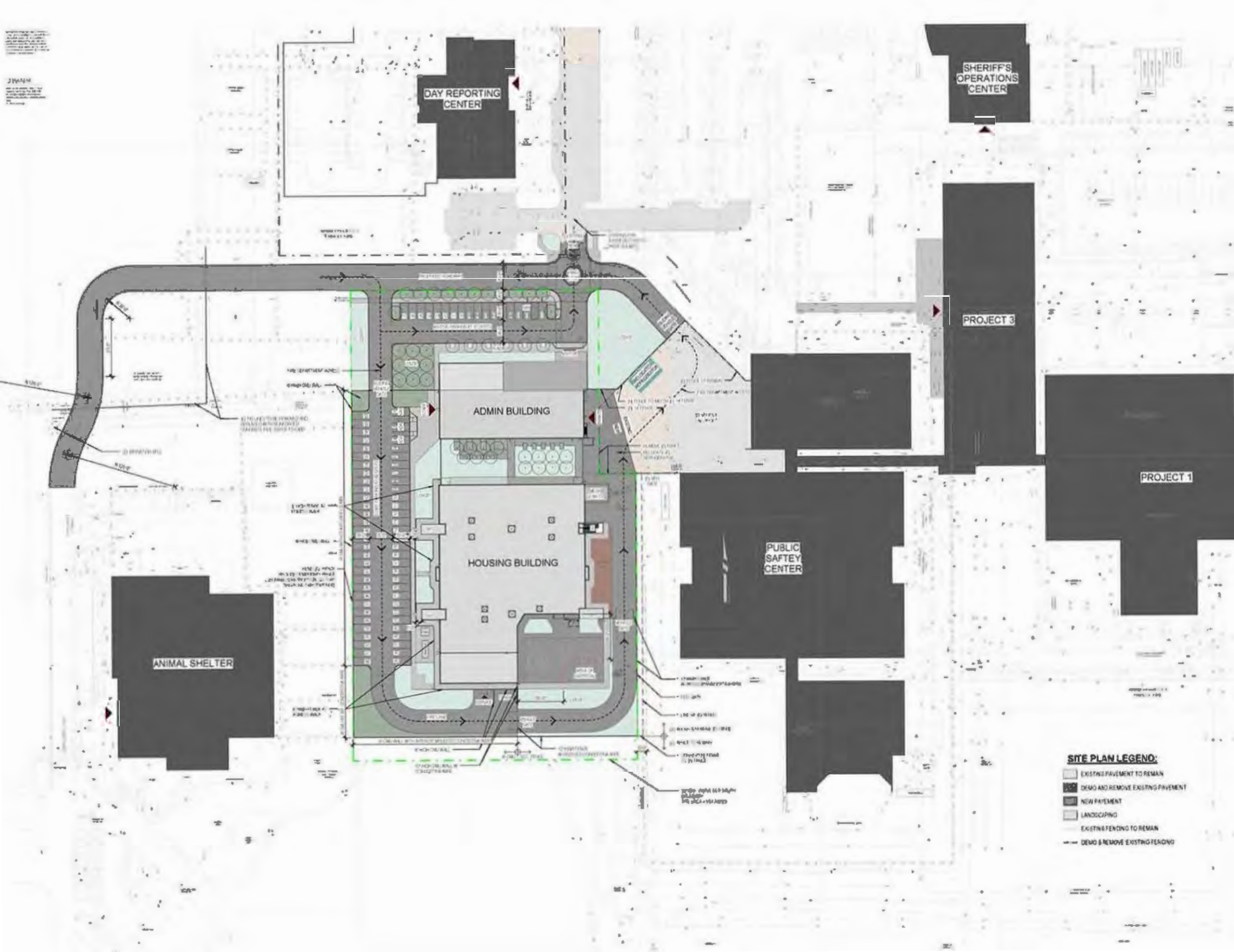
HOUSING BUILDING

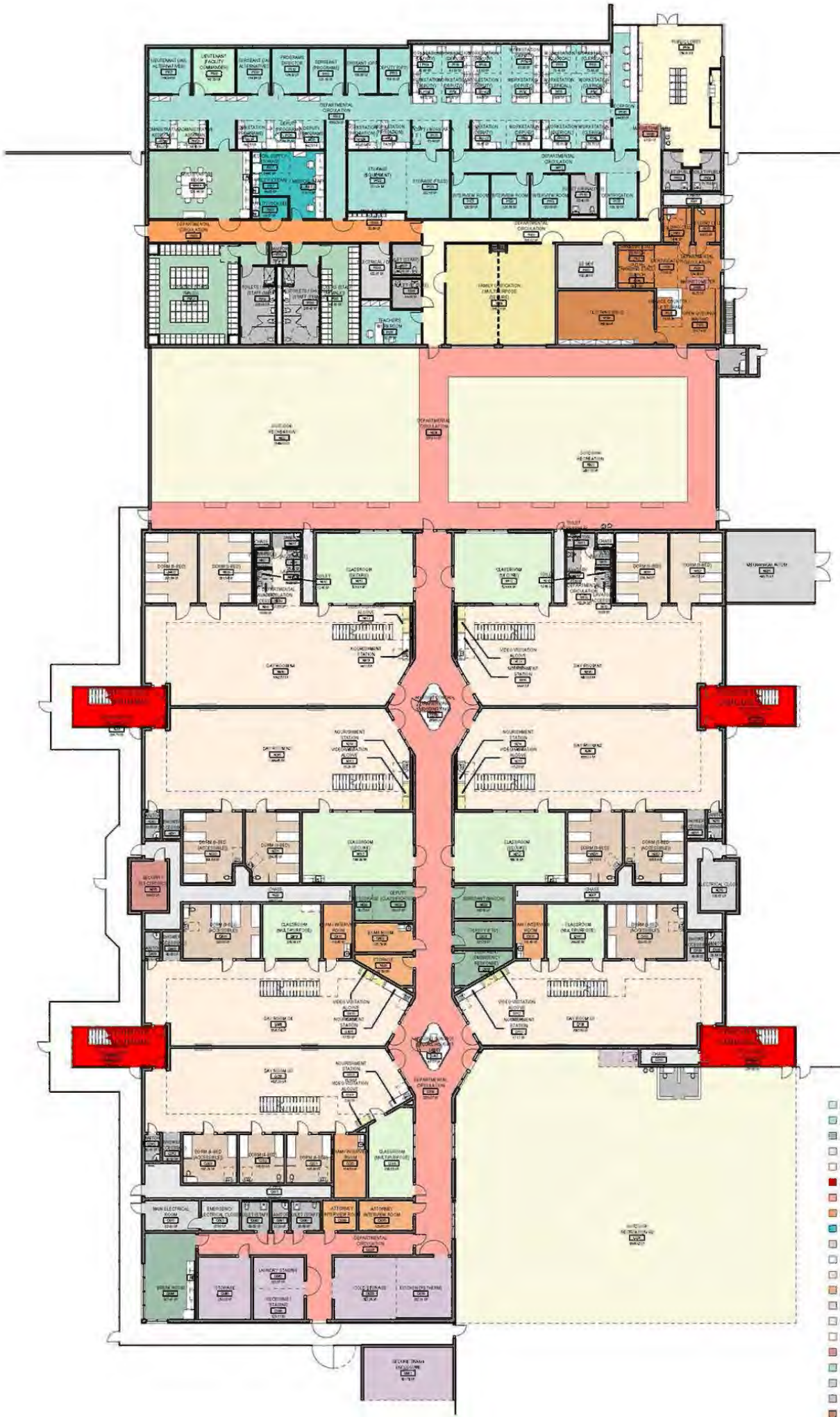
PUBLIC SAFETY CENTER

ANIMAL SHELTER

SITE PLAN LEGEND:

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





- 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)
- MCP
- PROGRAMS
- PROGRAMS (RECREATION)
- SECURITY OPERATIONS
- STAFF SUPPORT
- SUPPORT SERVICES
- TOILETS / SHOWERS / JANITOR
- TRANSFER
- VISITATION