

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-7

Urgent Routine

AGENDA DATE December 15, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Pre-qualify and Select as Finalists Three Design Build Teams for the SB 1022 Re-entry and Enhanced Alternatives to Custody Training Construction Project; Approval to Issue the Request for Proposals and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the recommended list of pre-qualified Design-Build teams and key subconsultants and key subcontractors as a result of the Request for Statements of Qualifications process approved by the Board of Supervisors on June 30, 2015 for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project, as follows:

- Hensel Phelps Construction Company
- Roebbelen Contracting, Inc.
- Sundt Construction, Inc.

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

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-633

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith
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) 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)

2. Authorize the Chief Operations Officer serving as Project Manager to issue a Request for Proposals for the design-build construction of the REACT Center Project; to set a Proposal due date of February 24, 2016 no later than 2:00 p.m. and authorize the Project Manager to modify the Proposal due date if necessary.
3. Authorize the Project Manager to advance three Design-Build teams to the final selection process for the REACT Center Project and authorize the Project Manager to award a stipend of \$100,000 to each of the two Design-Build teams not awarded the final design-build construction contract
4. 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 Design/Build Contract to the recommended Proposer for the REACT Center Project.
5. Approve the Bridging Documents/Performance Criteria for the SB 1022 REACT Center Project, as prepared by the HOK/LDA Design Team and as recommended by the Project Team, as previously accepted by the Board of Supervisors and subject to final approval by the State Agencies.
6. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the proposal and award phase of the project as long as they are within the project budget approved by the Board of Supervisors.

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

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 at the Public Safety Center campus. 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.

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.

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.

On September 15, 2015, the Board of Supervisors approved the submittal of the 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.

On November 24, 2015, the Board of Supervisors authorized the Project Manager, County Counsel and Chairman of the Board of Supervisors to negotiate and execute, and the Project Manager to submit to the State, the Project Delivery and Construction Agreement (PDCA) between the Stanislaus County and the State Public Works Board and the Board of State and Community Corrections, as well as the required Preliminary Staffing and Operational Program Statement and the Construction Management Plan.

Design-Build Construction Procurement Strategy

On June 30, 2015, 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 REACT Center Project.

Three (3) Design-Build Teams submitted responses to the SB1022 REACT Center RFSOQ. The field of General Contractor/Design-Build Teams is outstanding for the size of this project and their interest in pursuing the construction of the REACT Center will provide high quality competitive proposals. 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 22164 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 subconsultants and subcontractors as part of this process (Attachment A). Pre-qualified subconsultants and subcontractors will be eligible to engage in any specific portion of the Project with all pre-qualified Design-Build Teams.

Next Recommended Actions

- *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 June 30, 2015 for the Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center Project, as follows:*
 - *Hensel Phelps Construction Company*
 - *Roebbelen Contracting, Inc.*
 - *Sundt Construction, Inc.*

At this time, the Board of Supervisors is requested to approve as pre-qualified, the three Design-Build teams listed above, for further participation in the REACT Center Project Request for Proposal (RFP) process. As the REACT Center Project progresses, all major decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review and approval. The State Department of Finance will ultimately approve the conditional award by the Board of Supervisors of the Design-build construction contract for the REACT Center Project.

- *Authorize the Project Manager to issue a Request for Proposals for the design-build construction of the REACT Center Project; to set a Proposal due date of February 24, 2016 no later than 2:00 p.m. and authorize the Project Manager to modify the Proposal due date if necessary.*

This action will allow the Project Manager to initiate the design and construction process for the REACT Center Project.

- *Authorize the Project Manager to advance three Design-Build teams to the final selection process for the REACT Center Project and authorize the Project Manager to award a stipend of \$100,000 to each of the two Design-Build teams not awarded the final design-build construction contract.*

This action will streamline the RFP process by naming the three pre-qualified teams as the finalists to be short-listed and invited to proceed in the next phase of the RFP process to determine which proposal is 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 \$100,000 which is intended to compensate them for the additional cost and effort required for their participation in the proposal process. This process has been used by other public agencies and was also used by Stanislaus County during the AB 900 Phase II Public Safety Center Expansion Projects process, as approved by the Board of Supervisors on February 11, 2014.

In exchange for the payment of a \$100,000 stipend as a finalist in the process, all three finalists are being asked to agree to the following conditions:

- a. Each finalist shall renew their Proposal Security for an additional sixty days to allow the County to spend additional time in the interview and selection process.
- b. Any finalist not awarded the contract shall agree not to protest the award of the contract to a different finalist.
- c. 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.

- *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 the REACT Center Project.*

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 2016 for the REACT Center Project in strict accordance with the provisions of the Public Contract Code for best-value consideration for a Design-Build Project.

- *Approve the Bridging Documents/Performance Criteria for the County's SB 1022 REACT Center Project, 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 confirm approval of the Bridging Documents/Performance Criteria for the County's SB 1022 Re-entry and Enhanced Alternatives to Custody Training (REACT) Center, as prepared by the HOK/LDA Design Team. The Board of Supervisors has previously acted to approve the Schematic Design and authorized the submission of the Bridging Documents to the various State Agencies for their approval. Approval by the State Agencies, the Board of State and Community Corrections and the State Fire Marshal has been obtained.

- *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.*

This action is consistent with the effective delivery of the County's Capital Projects to ensure projects remain on schedule and under budget.

Summary:

A significant effort has been undertaken by the Project Team to deliver the Stanislaus County SB 1022 REACT Center project to the point of final State approval and to receive proposals for its construction. On Friday, December 11, 2015, the State Public Works Board is scheduled at the State Capital to consider its final approval of the Performance Criteria (design documents) for this very important project.

Design drawings will be available from the Clerk of the Board.

POLICY ISSUES:

All of the actions in this item will support the Board of Supervisors' priorities of A Safe Community and Efficient Delivery of Public Services, by pursuing State funds to leverage limited County resources effectively.

STAFFING IMPACT:

Stanislaus has a unique opportunity to initiate the opening of the REACT Facility with sworn and support staff displaced from the closure of the Men’s Jail housing areas. Furthermore, the relocation of staff and operations from the Sheriff’s Jail Alternatives unit will be used in this facility.

As reported to the Board on November 24, 2015, the staffing plan, when fully implemented, will consist of an estimated 76 full time employees of existing positions displaced from the closure of the housing portion of the Men’s Jail and the Sheriff’s Jail Alternatives Unit in Downtown Modesto at full occupancy for the project. Projected needs are for 68 sworn custody positions and 8 administrative and programs support staff to accommodate and operate the initial phase of the operation of REACT facility. It is anticipated, in part, that this staffing addition will provide the supervision necessary to maintain the span of control.

As projected, the REACT Administration staffing will include:

Administration Staffing	
Classification	Total Positions
Lieutenant	2.00
Sergeant	3.00
Deputy	11.00
Sworn Sub-Total	16.00
Programs Director	1.00
Legal Clerk	7.00
Administrative Assistant	1.00
Non-Sworn Sub-Total	8.00
Total All Positions	24.00

REACT program participant housing management includes staffing for monitoring and managing the 288 program participants housed in REACT Center in seven total inmate living units. Four units are considered Transitional Housing, intended for program participants processed from incarceration at the other detention facilities, as well as participants returned to custody who may require a more secure custodial setting in order to successfully complete their respective training session and preparation for re-entry into the community. Typically, participants housed in this section will be classified as minimum or low medium-security in a dormitory setting. Each of these four units contains 48 beds, arranged under the direction of one fully staffed housing control room, with two additional staff rover positions assigned fulltime.

Approval to Pre-qualify and Select as Finalists Three Design Build Teams for the SB 1022 Re-entry and Enhanced Alternatives to Custody Training Construction Project;
Approval to Issue the Request for Proposals and Related Actions
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The more secure or limited housing units also could house eligible and targeted dual diagnosed and manageable mental health incarcerated persons and medium security inmates who qualify to participate in in-custody transitional housing and programs.. These housing areas are divided into three 32-bed units that include 4 and 8 bed cells. The supervision approach is similar to the Transitional Housing, which are more often indirect supervision.

In total, the new REACT Center will require 76 Full Time Employees, of which 68 are sworn and eight are non-sworn staff. All 76 Full Time Employee positions will be filled by existing staff displaced from the closure of the intake and housing portions of the downtown Men's Jail and Jail Alternatives Office. The Downtown Jail will remain for Court Holding until the new State Courthouse is constructed.

CONTACT PERSON:

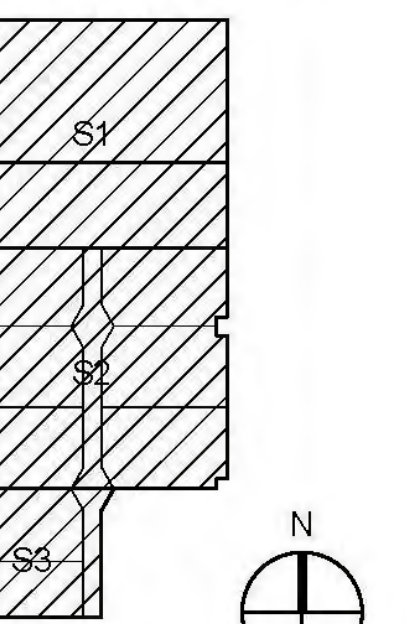
Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333.

STANISLAUS COUNTY



Slide 4

Google



No.	Description	Date
1	DESIGN	2015-10-09

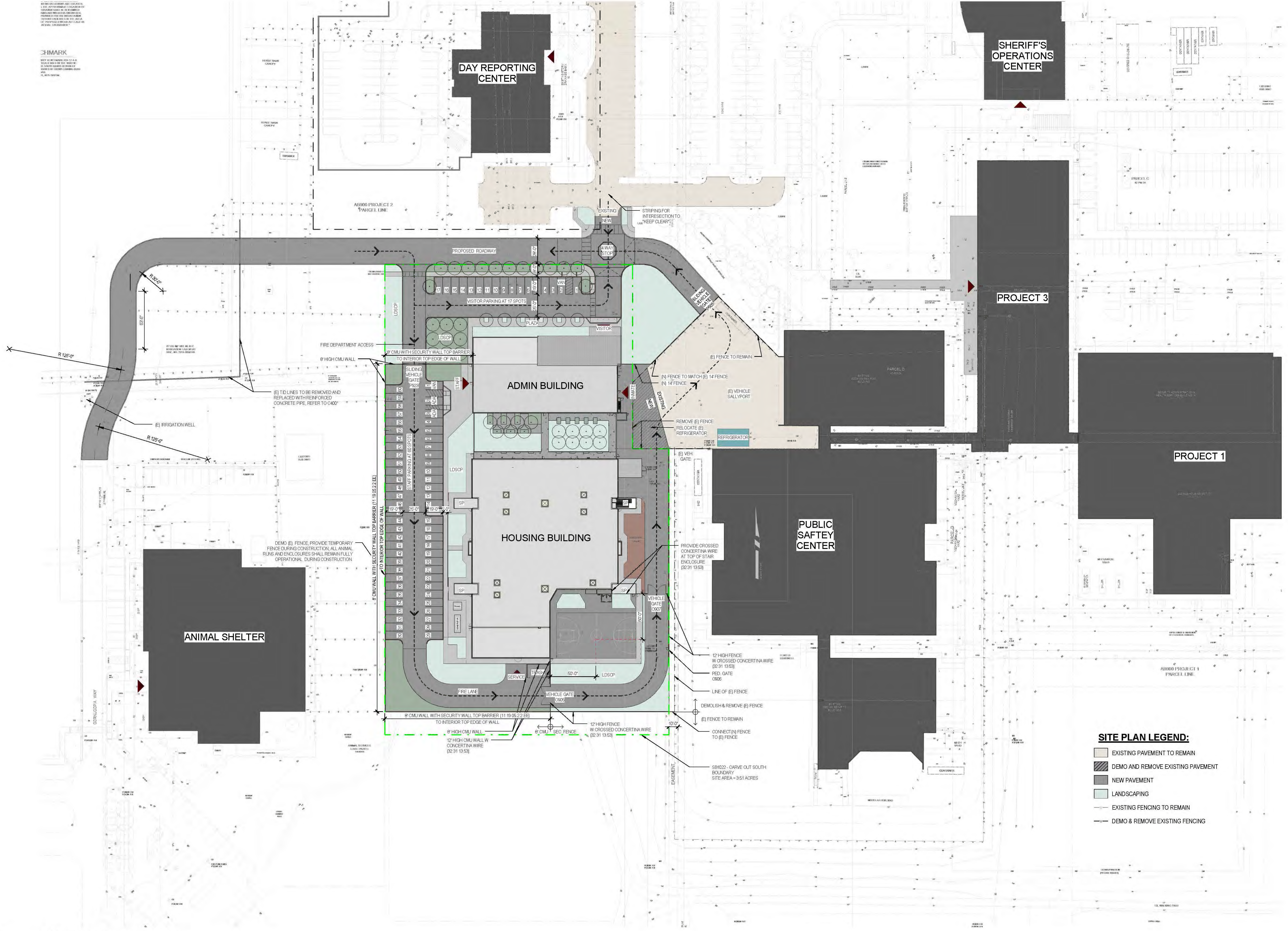
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Project No.:

Sheet Title

ARCHITECTURAL SITE PLAN

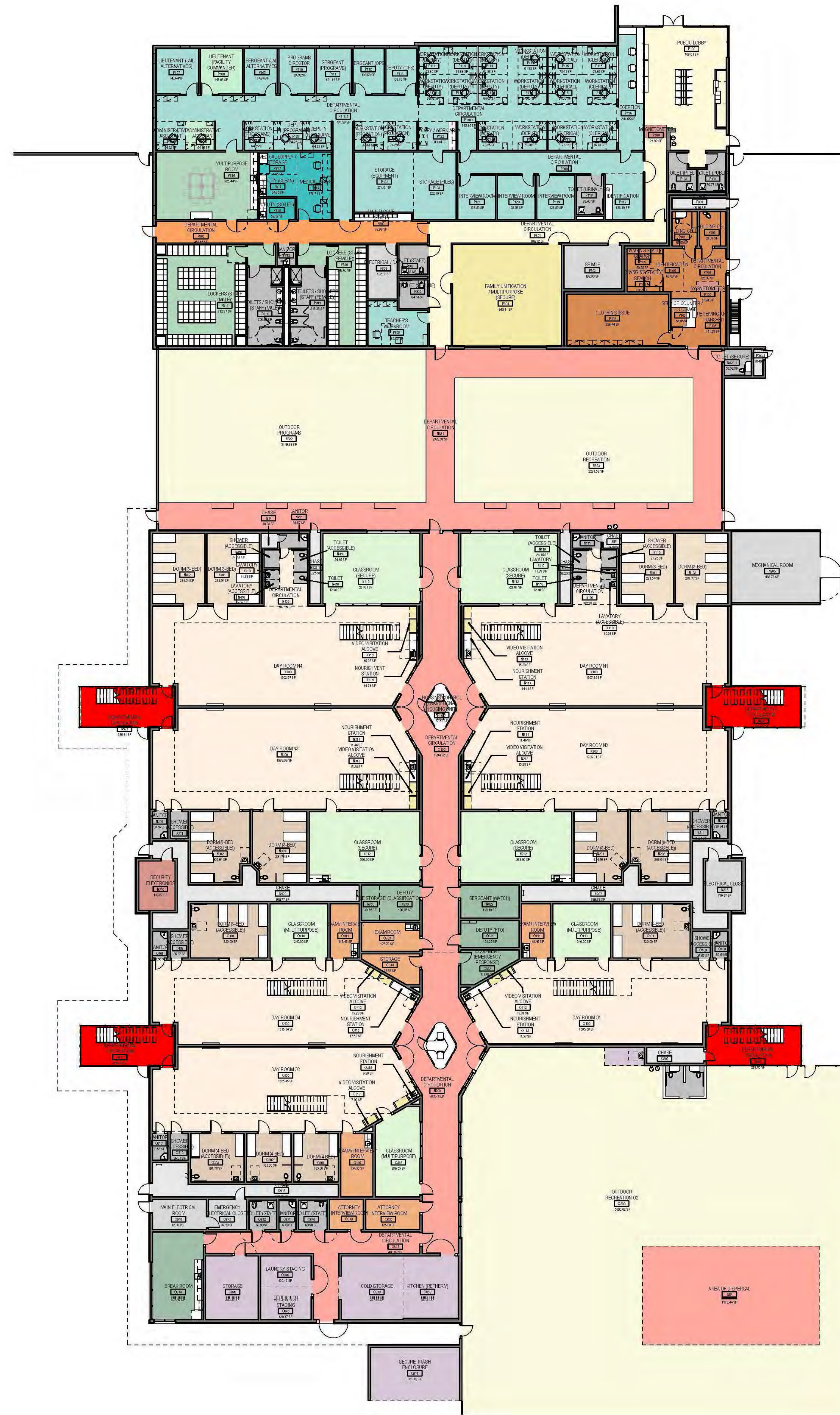
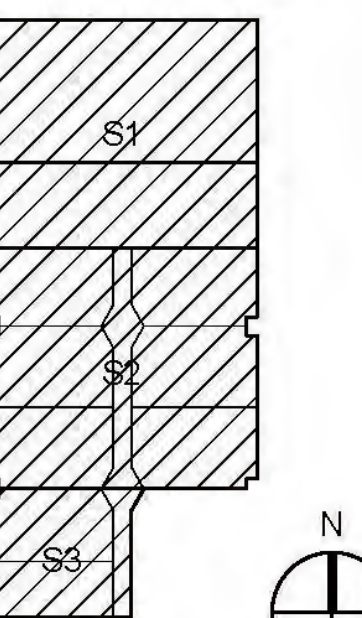
CHMARK
NOT TO SCALE
SEE PLAN FOR DIMENSIONS
ALL DIMENSIONS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
DATE: 10/15/15



SITE PLAN LEGEND:

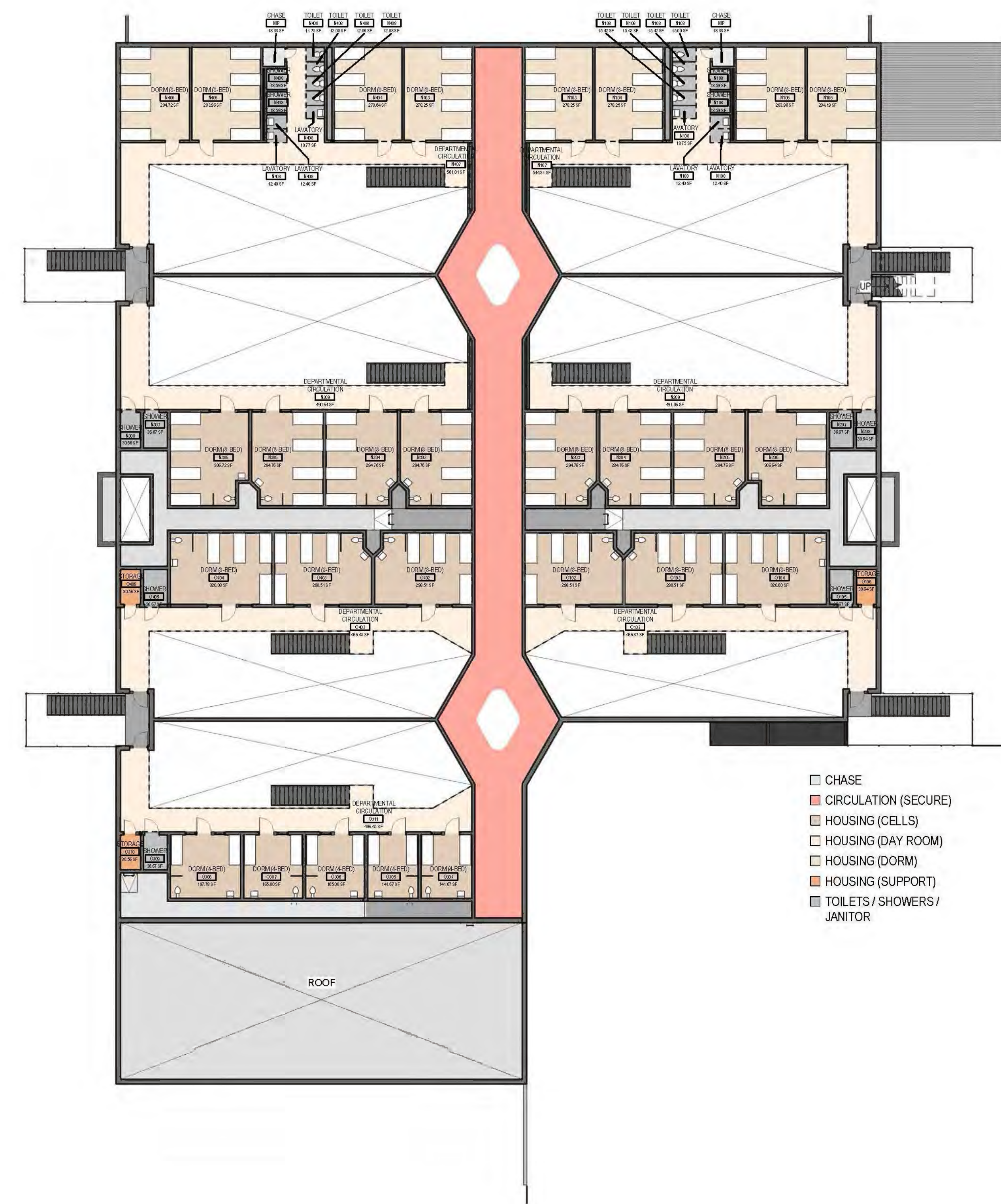
- EXISTING PAVEMENT TO REMAIN
- DEMO AND REMOVE EXISTING PAVEMENT
- NEW PAVEMENT
- LANDSCAPING
- EXISTING FENCING TO REMAIN
- DEMO & REMOVE EXISTING FENCING

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



- 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
1/8" = 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
1/8" = 1'-0"

No.	Description	Date
1	REVISED	2015-10-30

Drawn by: Author Reviewed by: Checker

Project No:

Sheet Title

DEPARTMENTAL PLANS - LEVEL 1 & CELL TIER





RE-ENTRY & ALTERNATIVE CUSTODY TRAINING







Recommended Pre-Qualified Subconsultants by Trade

**STANISLAUS COUNTY PUBLIC SAFETY CENTER
RE-ENTRY AND ENHANCED ALTERNATIVES TO CUSTODY TRAINING (REACT)
CENTER PROJECT**

Plumbing Subconsultants

Frank M. Booth
GLUMAC

Mechanical Subconsultants

Frank M. Booth
GLUMAC

Electrical Subconsultants

GLUMAC
Helix

Security Hardware Subconsultants

David E. Mustacchio & Associates
Dewberry
ISI Detention Contracting Group dba Argyle Security Group

Security Electronic / Low Voltage Subconsultants

Dewberry
HK Engineers
ISI Controls / Metroplex Control Systems dba Argyle Security Group

Fire Protection Subconsultants

Jensen Hughes
Marquee Fire
Transbay Fire Protection, Inc.
Western States

Fire Alarm Subconsultants

Bergelectric
Helix
Jensen Hughes

Recommended Pre-Qualified Subcontractors by Trade

**STANISLAUS COUNTY PUBLIC SAFETY CENTER
RE-ENTRY AND ENHANCED ALTERNATIVES TO CUSTODY TRAINING (REACT)
CENTER PROJECT**

Mechanical Subcontractors

Boneso Brothers, License #769190
Countrywide Mechanical System, License #967998
Div 15 Tech, License #828203
Frank M. Booth., License #142219
Intech Mechanical, License #998149

Plumbing Subcontractors

Boneso Brothers, License #769190
Countrywide Mechanical System, License #967998
Frank M. Booth., License #142219
Intech Mechanical, License #998149

Electrical Subcontractors

Bergelectric Corp, License #85046
Helix Electric Inc., License #483309

Security Hardware Subcontractors

Cornerstone Detention Products, License #920399
ISI Detention Contracting Group dba Argyle Security Group, License #820008
Universal Security Products, License #267203

Security Electronics / Low Voltage Subcontractors

Accurate Control, Inc., License #860819
Cornerstone Detention Products, License #920399
ISI Controls Ltd / Metroplex Control Systems dba Argyle Security Group, License #820008

Fire Protection Subcontractors

Marquee Fire Protection, License #570970
Transbay Fire Protection, Inc., License #629778
Western States Fire Protection, License #488359

Fire Alarm Subcontractors

Bergelectric Corp, License #85046
Helix Electric Inc., License #483309