

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

DEPT: Chief Executive Office

BOARD AGENDA #: B-12

AGENDA DATE: December 20, 2016

SUBJECT:

Approval of the Final Completion and Acceptance of the Construction of the AB 900 Phase II Public Safety Center Project One (Maximum Security Housing, and Medical/Mental Health Housing) and Project Three (Intake, Release and Transportation) with Hensel Phelps Construction Company of San Jose, California; and Related Actions

BOARD ACTION AS FOLLOWS:

No. 2016-660

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

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

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: 
PAM VILLARREAL, Assistant Clerk

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

Urgent

Routine

BOARD AGENDA #: B-12

AGENDA DATE: December 20, 2016

CEO CONCURRENCE: *phc*

4/5 Vote Required: Yes No

SUBJECT:

Approval of the Final Completion and Acceptance of the Construction of the AB 900 Phase II Public Safety Center Project One (Maximum Security Housing, and Medical/Mental Health Housing) and Project Three (Intake, Release and Transportation) with Hensel Phelps Construction Company of San Jose, California; and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the final acceptance and completion of construction of AB 900 Phase II Project One (Maximum Security Housing, Medical/Mental Health Housing) and Project Three (Intake, Release and Transportation) with Hensel Phelps Construction Company of San Jose, California.
2. Approve the final Contract for AB 900 Phase II Project One (Maximum Security Housing, Medical/Mental Health Housing) with Hensel Phelps Construction Company of San Jose, California as follows:

Original Contract: \$64,943,000
Change Orders: \$ 3,786,917
Total Contract: \$68,729,917
3. Approve the final Contract for Project Three (Intake, Release and Transportation) with Hensel Phelps Construction Company of San Jose, California as follows:

Original Contract: \$17,749,000
Change Orders: \$ 804,173
Total Contract: \$18,553,173
4. Authorize the Project Manager, on behalf of the Board of Supervisors as the Awarding Authority, to finalize contract closeout details, sign completion documents, record Notices of Completion, release retention less any withholdings deemed appropriate, and process all remaining closeout activities for the above Contracts for Public Safety Center Projects One and Three.
5. Authorize the Project Manager to plan and hold a public dedication ceremony to recognize the completion of the AB 900 Phase II Public Safety Center Expansion Project One (Maximum Security Housing, Medical/ Mental Health Housing) and Project Three (Intake, Release and Transportation).

Approval of the Final Completion and Acceptance of the Construction of the AB 900 Phase II Public Safety Center Project One (Maximum Security Housing, and Medical/Mental Health Housing) and Project Three (Intake, Release and Transportation) with Hensel Phelps Construction Company of San Jose, California; and Related Actions

DISCUSSION:

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

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

Project Two (Day Reporting Center) – Includes the Programs / Day Reporting Center, funded 90% by Assembly Bill/AB 900 Phase II funding and 10% by County matching funds. The Board of Supervisors approved and accepted final completion of this Project on August 11, 2015. Projects One and Two together comprise the Assembly Bill 900 Phase II Project between the County and the State of California.

Project Three (Intake, Release, and Transportation) – Includes various support facilities funded entirely by County funds through money set aside from Public Facility Fees.

Project Four (Re-Entry and Alternatives to Custody Training (REACT) Center) – Includes 288 additional beds and much needed program space that will focus on a continuum of care to break the cycle of recidivism, funded 90% by Senate Bill 1022 funding and 10% by County matching funds. The Board of Supervisors awarded a design-build construction contract to Roebellen Contracting Incorporated on April 19, 2016 and the project is currently under construction.

Construction Completion and Closeout of AB 900 Phase II Project One (Maximum Security Housing, Medical / Mental Health Housing) and Project Three (Intake, Release and Transportation)

The Stanislaus County Public Safety Center Expansion Projects One and Three will provide much needed expansion of the Stanislaus County Public Safety Center facilities. These new facilities will provide for safe, modern and appropriate detention facilities including adequate inmate medical care and maximum security housing options that were not available before. These facilities will serve multiple functions within the Stanislaus County public safety mission, including an upgrade to the county's ability to provide inmate programming to maximum security and mental health inmates. This operational approach includes seventy-two Medical/Mental Health and special needs beds (57-bed medical/mental health beds and 15 sheltered hospital beds) and two 240-bed Maximum Security Housing Units for a total of 552 additional beds.

The Contracts for AB 900 Phase II Project One (Maximum Security Housing, Medical / Mental Health Housing) and Project Three (Intake, Release and Transportation) were awarded to Hensel Phelps Construction Company by the Board of Supervisors on June 17, 2014.

The Board of Supervisors authorized a limited time extension to the Contractor on November 8, 2016 for exterior landscape improvements. These improvements are now

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complete. The Project Manager accepted Final Completion of Project Three from Hensel Phelps on November 21, 2016 and Final Completion of Project One on December 5, 2016. Although both of these completion dates were slightly beyond the initially projected global completion date of November 15, 2016 for both Projects, the Project team collaborated on various solutions that provided important extra value to the County. These added benefits to the County include additional one-on-one training to the Sheriff's team for the new facilities and its security electronic systems; additional programming adjustments to the security electronics system with oversight from the Hensel Phelps staff; support for the Sheriff's Transition Team for facility opening; additional on-site technical support team during the mid-March 2017 facility opening including the 8-day training planned; on-site technical support from March 28 to April 4, 2017; and finally, an additional 12 months of warranty coverage for the Security Electronics System, which is a highly technical critical component for the operation of the new facilities.

Next Steps for Project One and Project Three

While construction of the facilities is now complete, much work continues to prepare the facilities for opening and commencement of operations in the Spring of 2017. Funds available in the Project Three budget will provide for the completion of landscaping and site work. Design is underway for these improvements. Also, the State of California approved a contract with Global Tel*Link to install a video visitation system in both Project One and Project Three on December 7, 2016. Video Visitation is a key component of both projects and will be completed prior to the opening of Project One and Project Three on March 18, 2017.

The completion of these projects, the largest Capital Projects undertaken by the County, is a significant accomplishment for the community. It is recommended that the Project Manager plan an appropriate public dedication ceremony prior to the phased opening in the early spring of 2017 to recognize this accomplishment. These two new facilities are key components in the County's justice system focus on improved public safety.

POLICY ISSUE:

The Board of Supervisors has the responsibility for final acceptance of capital improvement projects.

FISCAL IMPACT:

The total project budget for the AB 900 Phase II Public Safety Center Expansion Projects remains unchanged at \$89.5 million to fund Project One (Maximum Security Housing, Medical/Mental Health Housing) 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%) comprised of 2006 Tobacco Endowment Fund Borrowing (\$7 million), Public Facility Fees Cash (\$1.5 million) and Criminal Justice Facility Fund Cash (\$1 million). The companion Project Three (Intake, Release and Transportation) is

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funded 100% by Public Facility Fees Cash. All three Projects have been completed on schedule and under budget.

The final construction contract with Hensel Phelps Construction Company for Project One is \$68,729,917, which includes the original contract amount of \$64,943,000 and \$3,786,917 in approved Change Orders. The final construction contract for Project Three is \$18,553,173, which included the original contract amount of \$17,749,000 and \$804,173 in approved Change Orders. Both projects will definitely complete well under budget, which will represent savings for both the County and the State of California.

BOARD OF SUPERVISORS' PRIORITY:

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 IMPACT:

The existing Capital Projects Team and the Sheriff's Transition Team will continue to collaborate as they focus on the successful completion of this major Public Safety Center expansion effort and prepare to commence operations at Projects One and Three.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer/Project Manager, Telephone (209) 525-6333

ATTACHMENT(S):

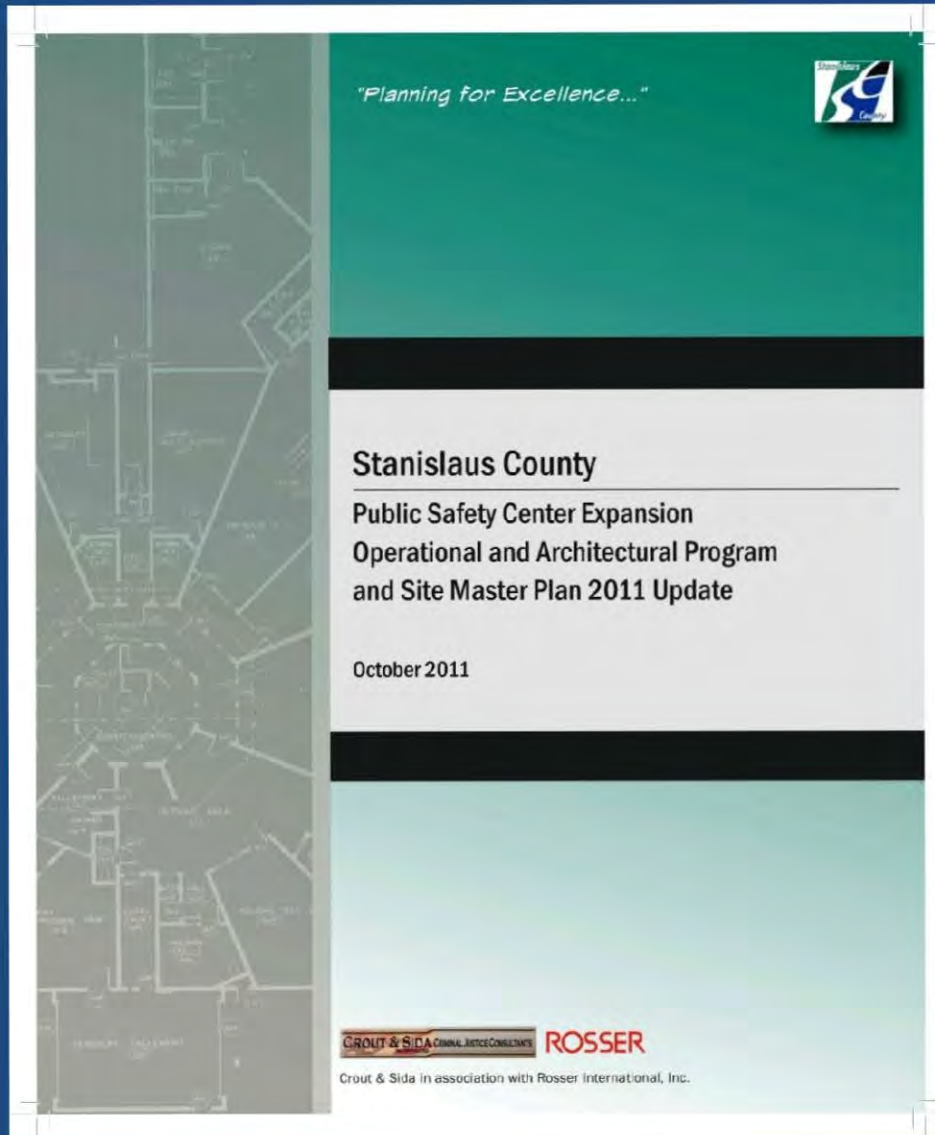
1. Project One Notice of Completion
2. Project Three Notice of Completion
3. Project One Project Close Out Report
4. Project Three Project Close Out Report

APPROVED FOR SIGNATURE
DATE

Approval of the Final Completion and
Acceptance of the Construction of the AB 900
Phase II Public Safety Center Project One
(Maximum Security Housing and
Medical/Mental Health Housing) and Project
Three (Intake, Release and Transportation) with
Hensel Phelps Construction Company of San
Jose, California; and Related Actions

December 20, 2016 (B-12)

2011 Public Safety Master Plan Update



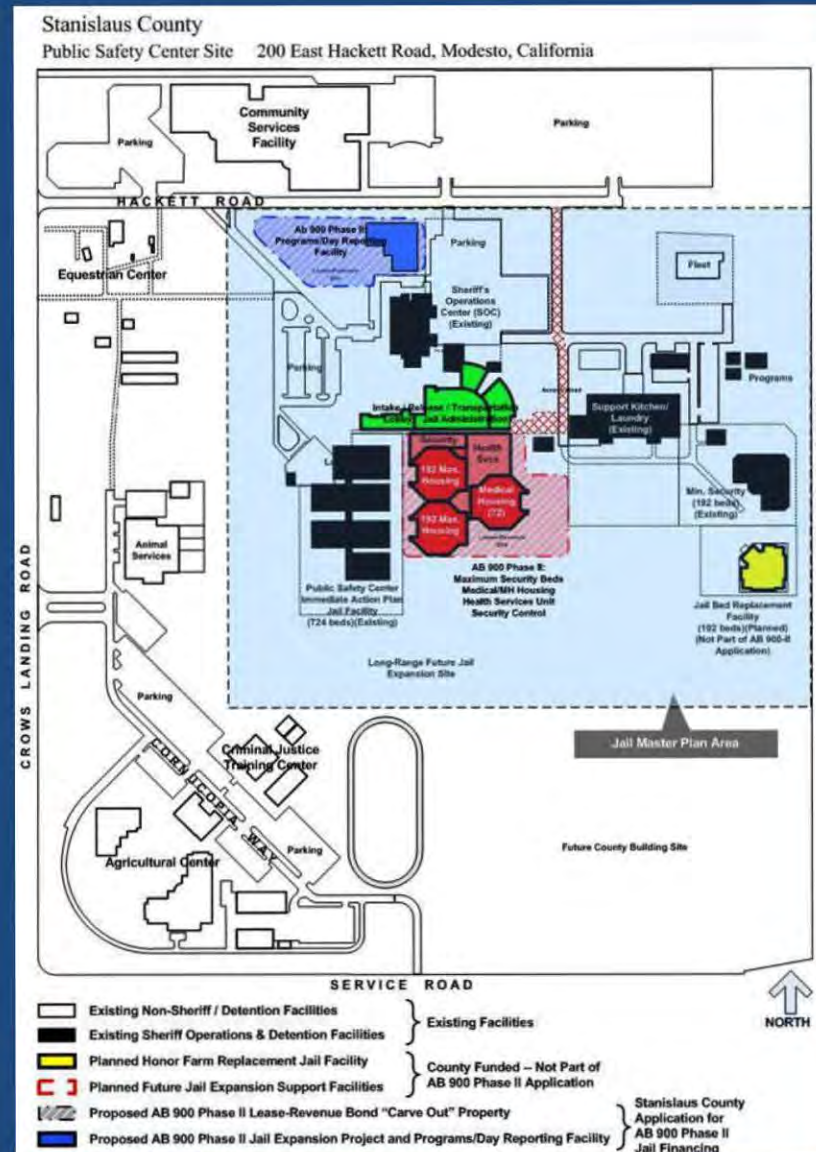
Update of Project Jail Bed Needs Assessment

	Original 1990 Master Plan	Existing as of 1/1/2012	Proposed Jail Expansion	2011 Updated Master Plan
Detention Capacity (beds)	1,768	726	648	1,374
Total Square Footage	647,700	356,959	234,388	591,347
Est. Staff Total	535	221	116	337
Est. Visitors Per Day (Public)	397	136	256	392

Update of Project Jail Bed Needs

	Year	Men's Jail	Public Safety Center	Honor Farm	TOTAL CAPACITY	Notes
HISTORICAL / EXISTING	2007	396	726	370	1,492	Numbers reflect the design capacity for the detention system plus non-Title 24 CCR compliant beds.
	2008	396	726	-32 = 338	1,460	Honor Farm Barracks 4 closure due to conditions.
	2010	396	726	-140 = 198	1,320	Honor Farm fire destroyed Barracks 1 and 2
	2011	-52 = 344	726	-16 = 182	1,252	Adjustment to exclude 'non-compliant' beds. This is the Design Capacity.
	2011	-2 = 342	-24 = 702	182	1,226	Adjustment to exclude non-rated, Title 24 compliant beds. This is the Rated Capacity.
PROPOSED	2012	342	702 +192 <hr/> 894	-182 = 0	1,236	Addition of Honor Farm Replacement Facility Closure of the Existing Honor Farm Facility
	AB 900 Phase II	342	+ 480 +72 <hr/> 552	-	1,788	New AB900-II Maximum Security Beds New Unrated Medical/Mental Health Facility Total Proposed Bed Capacity
	SB 1022	-342 = 0	+ 288	-	1,734	New SB 1022 Re-Entry, Alternatives, Transition Programs + 288 Step-Down/Transitional beds
						1,734

Initial Public Safety Center Master Plan



Initial Public Safety Center Master Plan



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

DEPT: Chief Executive Office

BOARD AGENDA # B-4a

Urgent

Routine

YES NO

AGENDA DATE December 13, 2011

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Stanislaus County Updated Adult Detention Needs Assessment 2011 and the Public Safety Center Expansion Operation and Architectural Program and Site Master Plan; the Financing Plan for the Expansion of the Public Safety Center; Submission of the 2011 Local Jail Construction Financing Program (AB 900 Phase II) Application to the State of California Department of Corrections Standards Authority and the Department of Corrections and Rehabilitation for \$80,000,000; and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the Stanislaus County Updated Adult Detention Needs Assessment 2011 and the Public Safety Center Expansion Operation and Architectural Program and Site Master Plan Needs Assessment; and Public Safety Center Expansion Master Plan as prepared by Crout and Sida Criminal Justice Consultants, Inc. in association with Rosser International, Inc.
2. Approve the financing plan as recommended by the Debt Advisory Committee including the commitment of \$9.5 million in required match funds 2011 Local Jail Construction Financing Program (AB900 Phase II) to the State of California Corrections Standards Authority and the Department of Corrections and Rehabilitation for \$80,000,000 funded through Lease Revenue Bond Financing.

(Continued on Page 2)

FISCAL IMPACT:

Stanislaus County has developed a comprehensive strategy to demonstrate its readiness to proceed with several urgently needed jail construction projects, that combined, if fully funded, would total over \$114 million in new jail construction in phases. Staff is recommending the Board of Supervisors approve several key actions in this staff report that will allow the County to position itself to demonstrate and compete for AB 900 Phase II Jail Construction Financing Program funding of up to \$80,000,000 to expand jail capacity and provide needed support facilities. Stanislaus County proposes to partner successfully with the State of California to expand local jail capacity and seek solutions to ensure the safety of our community.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-745

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow
and approved by the following vote,
Ayes: Supervisors: O'Brien, Chiesa, Withrow, De Martini, and Chairman Monteith
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

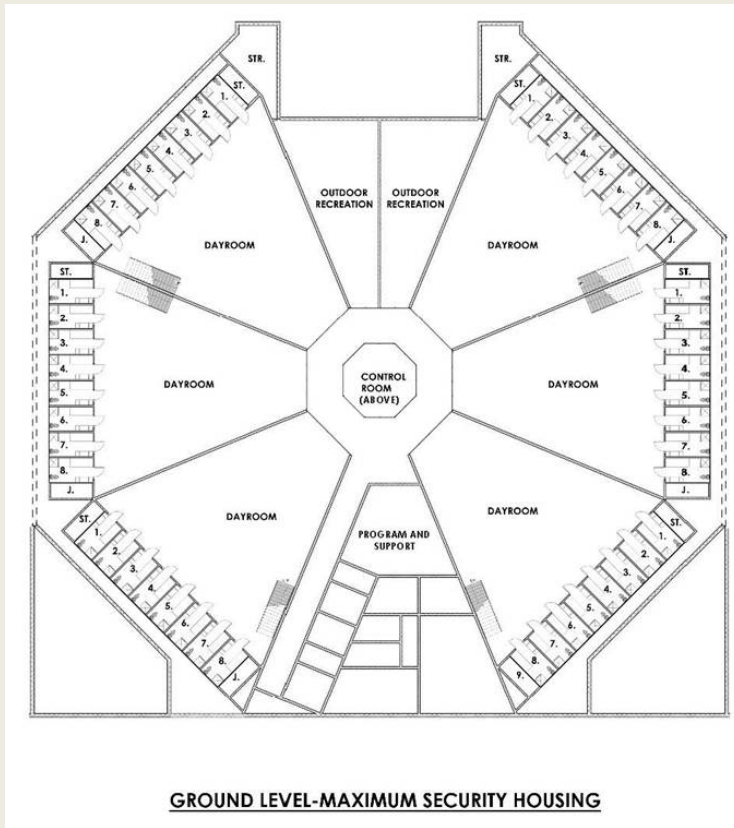
File No.

**CORRECTIONS STANDARDS AUTHORITY
AB 900 PHASE II – JAIL CONSTRUCTION FUNDING AWARDS
MARCH 8, 2012**

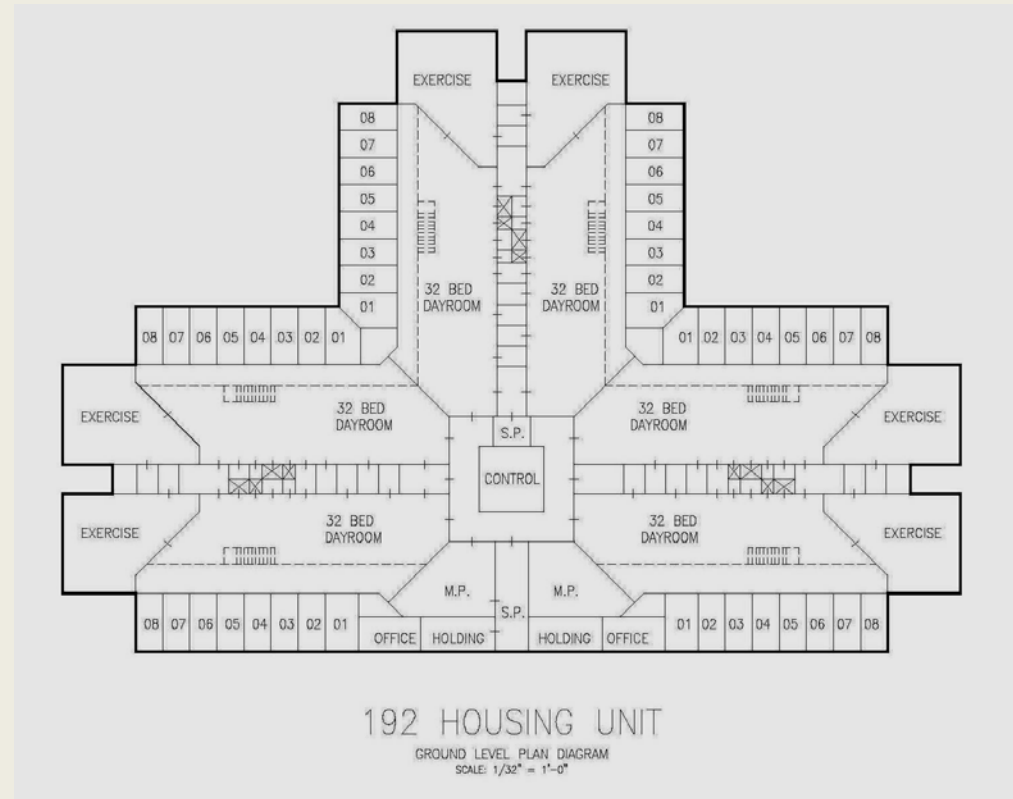
GROUP 1 COUNTIES: ADMISSIONS PREFERENCE**				
	**ADMISSIONS RANK WITHIN COUNTY SIZE	COUNTY	AMOUNT REQUESTED	CONDITIONAL AWARD
LARGE COUNTIES	1	Los Angeles	\$100,000,000	\$100,000,000
	2	Riverside	\$100,000,000	\$100,000,000
	3	Orange	\$100,000,000	\$100,000,000
	4	Sacramento	\$100,000,000	
		<i>Subtotal – Large Counties:</i>	<i>\$400,000,000</i>	
MEDIUM COUNTIES	1	Stanislaus	\$80,000,000	\$80,000,000
	2	Tulare	\$60,000,000	\$60,000,000
	3	Santa Barbara	\$80,000,000	\$60,000,000
	4	Monterey	\$80,000,000	
	5	Yolo	\$42,225,000	
	6	Sonoma*	\$43,000,000*	
	7	Placer	\$29,543,863	
	<i>Subtotal – Medium Counties:</i>	<i>\$414,768,863</i>		
SMALL COUNTIES	1	Kings	\$33,000,000	\$33,000,000
	2	Shasta	\$33,000,000	\$33,000,000
	3	Sutter	\$10,255,000	\$10,255,000
	4	Madera	\$3,000,000	\$3,000,000
	5	Imperial	\$33,000,000	\$23,626,000
	6	Siskiyou	\$27,778,940	
	7	Tuolumne	\$33,000,000	
	<i>Subtotal – Small Counties:</i>	<i>\$173,033,940</i>	<i>Group 1 Awards Total: \$602,881,000</i>	
GROUP 2 COUNTIES: RELINQUISHING PREFERENCE***				
Large County		Kern	\$100,000,000	
Small County		San Benito	\$15,053,000	
		<i>Subtotal: Relinquishing Co.</i>	<i>\$115,053,000</i>	
TOTAL REQUESTED	20 applications		\$1,102,855,803	
<p>*Except where a county is designated by a single asterisk (*), the Executive Steering Committee has deemed projects worthy of funding and the CSA Board has accepted that recommendation. **Admissions Preference counties are ranked within each county size category based on admissions to state custody in 2010, and are funded within the currently available Phase II funding authority. ***Relinquishing Preference counties will be considered for conditional awards at a later date when the counties' Phase I award amounts have shifted to Phase II funding authority.</p>				

Initial Housing Concept and Redesign

2007 Housing Concept



Alternative Housing Concept

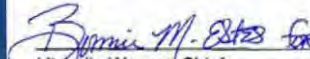


REQUEST FOR APPROVAL TO PROCEED OR ENCUMBER FUNDS

The Department of Corrections and Rehabilitation hereby requests PWB/DOF action related to the following project:

1. Project ID: **Government Code Section 15820.91 – 15820.917**
Project Title: **Stanislaus County Jail Project, Stanislaus County**
2. Requested PWB/DOF Action Date: **June 18, 2014** Date of last approval: **February 14, 2014**
3. Requested Action: (all reporting requirements related to this request as defined in SAM, are attached)
 - Site Acquisition – Section 6848 (an agenda package has been submitted to DGS)
 - Approve Preliminary Plans – Section 6851
 - Approve Working Drawings – Section 6852
 - Approve Proceed to bid – Section 6852 Design - Request **APP**
 - Approve ~~Construction~~ Contract Award – Section 6853
 - Request for Augmentation / Reversion – Section 6861, 6862
 - Approve Scope Change – Section 6863
 - Other Specify:
4. Project Completion Reporting: (reporting requirements as defined in Section 6856 are attached)
 - Project Occupancy
 - Project Completion
 - Project Closeout
5. Project Certifications:
 - CEQA Compliance: (reporting requirements as defined in Section 6850 are attached)
 - This project meets CEQA compliance requirements.
 - The action requested does not invalidate the CEQA compliance.
 - The action requested mandated a review of the CEQA compliance.
 - Scope Changes: (reporting requirements as defined in Section 6863 are attached)
 - Project scope has not changed from that as defined in the previous reporting.
 - A change in project scope is necessary in order to proceed with the project.
 - Costs/Funding/Schedule Changes: (reporting requirements as defined in Section 6861 are attached)
 - Costs, funding, and schedules have not changed from that as defined in the previous reporting.
 - Changes in cost, funding and/or schedules are necessary in order to proceed with the project.

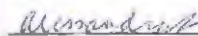
I hereby certify that the above is accurate and that the necessary reporting requirements as defined in SAM are included with this request.


Michelle Weaver, Chief Date: 6/16/14
Planning and Finance Section


Dean L. Borg, Deputy Director (A) Date: 6/16/14
Facility Planning, Construction and Management

RESULTING ACTION

- The above action(s) is/are approved. Authority is granted to proceed when funding authority permits.
- The following must be addressed prior to granting approval of all actions: _____


Department of Finance

Date: 6/20/2014
DF 14D (rev 7/97)







01.05.2015 11:20



12.14.2016 11:47





07.01.2015 06:52



07.01.2015 06:54







R100

INTAKE

R163
R&R SGT







ACTION ITEMS FOR AB 900 DESIGN-BUILD PROJECT – KEY DATES SUMMARY

Date	Responsible Entity	Task	Description
1. August, 2013	BSCC / DOF	1	• Template PDCA and BSCC Agreements Available
2. 8/10/13	County	1	• Transmit to BSCC / DOF 1. Revised Action Items for Design-Build Project – Key Dates Summary 2. Draft of Revised Carveouts for Projects 1 and 2 3. Narrative of Critical Work for Project 1 Outside Carveout 4. Revised Budget Summary Table
3. 8/27/13	Board of Supervisors (BOS)	1	• BOS approval of "Schematic Design Drawings" – Projects 1, 2, and 3 • BOS approval of Site Development Study • BOS approval of Day Reporting Center site • BOS approval to proceed to prequalify design-build teams • BOS resolution requesting BSCC consider possible scope change from two 192-max units to two 240- max units
4. 9/3/13	County		• County Submits Div. 0 and Div. 1 Initial Draft Specifications to HOK
5. 9/4/13	County		• HOK submits completed Schematic Design Drawings to County (70% Bridging Documents)
6. 9/6/13	BSCC / SFM / CDCR	3	• Submit completed "Schematic Design Drawings" for Projects 1 and 2 (Jail Expansion and Day Reporting Center) with Preliminary Operational Program Statement (per Title 24) (Meets 18-month deadline from Award of Funding)
7. 9/18/13	County		• County staff returns comments on Schematic Design Drawings to HOK
8. 9/19/13	County		• Meeting to Review Comments to Schematic Design Drawings (9A – 5P)
9. 10/4/13	County		• HOK submits estimable Bridging Documents to cost estimator
10. 10/17/13	SFM	3	• Earliest date SFM may provide comments on schematic design
11. 10/21/13 @ 3 PM	County		• All hands meeting with estimator

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DEPARTMENT OF FORESTRY AND FIRE PROTECTION
 Office of the State Fire Marshal
 Fire & Life Safety Division



CERTIFICATE OF OCCUPANCY

This Certificate of Occupancy is issued pursuant to the requirements of the California Building Code Section 111 Inspections required by the California Building Code have been completed and it has been determined that the below referenced facility conforms to the Codes and Standards adopted by the State Fire Marshal. Final approval is hereby granted and the facility may be occupied for the intended use as stated herein.

Facility: Stanislaus County Public Center Project 1

Address: 200 E Hackett Road, Modesto

CA State Fire Marshal File #: BSCC #099-5730-07 AB 09-12

Occupancy Classification: I-3, B

Project No. or Name: Stanislaus County Public Center

Name and Title of Approving Official: Francis (Sonny) Solich

Signature:

Date: November 3, 2016

This certificate is valid until one of the following conditions occur: 1) change in the use of the building which would place it in a different occupancy classification, 2) the building becomes vacant for a period in excess of 180 days, or 3) this certificate is otherwise revoked under provisions of the Code.

This Certificate Shall Be Filed on Location



Inspections
 and facility
 re facility

classification,

County Project Team Partners



HENSEL PHELPS
Plan. Build. Manage.



Dewberry®



11.17.2016 17:20



STANISLAUS COUNTY SHERIFF'S DETENTION CENTER

200





STANISLAUS COUNTY SHERIFF'S DETENTION CENTER

Project 4: Re-Entry and Enhanced Alternatives to Custody Training Center



Staff Recommendations

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Staff Recommendations

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Staff Recommendations

5. Authorize the Project Manager to plan and hold a public dedication ceremony to recognize the completion of the AB 900 Phase II Public Safety Center Expansion Project One (Maximum Security Housing, Medical/Mental Health Housing) and Project Three (Intake, Release and Transportation).



STANISLAUS COUNTY SHERIFF'S DETENTION CENTER