

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

DEPT: Chief Executive Office

BOARD AGENDA: 7.1
AGENDA DATE: December 19, 2017

SUBJECT:

Approval of the Final Completion and Acceptance of the Construction of the Senate Bill 1022 Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center with Roebbelen Contracting, Inc. of El Dorado Hills, California; and Related Actions

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2017-0725

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

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa _____

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:



ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

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

DEPT: Chief Executive Office

BOARD AGENDA:7.1
AGENDA DATE: December 19, 2017

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval of the Final Completion and Acceptance of the Construction of the Senate Bill 1022 Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center with Roebbelen Contracting, Inc. of El Dorado Hills, California; and Related Actions

STAFF RECOMMENDATION:

1. Approve the Final Completion and Acceptance of the Construction of the Senate Bill (SB) 1022 Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center with Roebbelen Contracting, Inc. of El Dorado Hills, California.
2. Approve the final contract for SB 1022 REACT Center with Roebbelen Contracting, Inc. of El Dorado Hills, California as follows:

Original Contract:	\$32,448,277
Change Orders:	\$ 349,603
Total Contract:	\$32,797,880

3. 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 funds less any withholdings deemed appropriate, and process all remaining closeout activities for the above contracts for the SB 1022 REACT Center.

DISCUSSION:

On May 6, 2014, after a successful appeal to the Board of State and Community Corrections, Stanislaus County was awarded \$40 million dollars under SB 1022 to build a re-entry facility. On April 19, 2016, the Board of Supervisors approved a contract with Roebbelen Contracting, Inc. (Roebbelen) to construct the SB 1022 REACT Center.

The Stanislaus County SB 1022 REACT Center will improve and significantly enhance the County's Public Safety Facilities to provide for development of jail alternative programs, in-custody treatment, counseling, and re-entry services.

The County of Stanislaus is proud to be the only California County that was awarded funding from the State of California for three separate facility financing programs aimed at housing and rehabilitating juvenile and adult offenders:

- SB 81 for local youthful offenders;

- AB 900 Phase II for local adult offenders; and
- SB 1022 for local criminal justice facilities, including support buildings and program space.

The construction of the SB 1022 REACT (Re-Entry and Enhanced Alternatives to Custody Training) Center is the final piece of a very determined plan to modernize public safety facilities and bring more opportunity for those incarcerated to change their lives and reduce the tragic cycle of recidivism in our community.

The REACT Center has enabled the County to construct new program space within the secure perimeter of the Public Safety Center that links with the Stanislaus County Probation Department's Day Reporting Center. The program space will allow for evidence-based programs to enhance current alternatives to incarceration. Key to the project are the programmed spaces for adult education, religious services, counseling, self-help classes, mental health evaluations/classes, and other life-skills and job/career preparatory programs.

Through the design and construction of the SB 1022 REACT Center, and by designing its Public Safety Center campus to accommodate various types of facilities in close proximity to one another, the County has developed a comprehensive programs delivery process, focused on enhancing current programs and services to include pre-sentenced, post-booking, and reentry/transitioning populations.

The Sheriff will be able to further centralize public safety operations with the completion of the REACT Center. The REACT project will allow for the closure of the Downtown Men's Jail, except for Court holding (until the State of California constructs a new Courthouse). This is a significant goal and accomplishment that dates back to the late 1980's when an objective was established to consolidate all three jail locations into one at the new Public Safety Center.

This project represents the final phase of the Stanislaus County Public Safety Center Expansion Projects and the completion of the County's \$120 million jail expansion plan. Other projects included the Day Reporting Center, Project One (Maximum Security and Medical/Mental Health Facility) and Project Three (Intake, Release and Transportation).

Next Steps for the SB 1022 REACT Center

While construction of the facility is now complete, work continues in order to prepare the facility for opening and commencement of operations in May 2018. Remaining funds available in the project budget will complete the furniture and equipment plan and install a video visitation system.

The REACT Center adds an additional 288 replacement beds. No new staff positions are planned in the REACT Phased Staffing Plan. The REACT Center will activate based on the phased opening and staffing plan. The REACT Center will open with staff positions currently located at the existing Men's Jail.

The Men's Jail will convert and become a Court Holding Facility. The facility will no longer operate on a 24/7 basis but will operate Monday through Friday, opening and closing each day. Once converted, the Court Holding Facility will operate using eight existing staff positions currently assigned to the Men's Jail.

The REACT Phase I opening will activate 192 replacement beds and move 26 existing staff positions from the Men's Jail to the REACT Center. This activation is currently planned for May 2018 and will meet the Board of State and Community Corrections (BSCC) occupancy timeline.

The REACT Phase II opening will activate an additional 96 replacement beds and utilize the remaining 17 staff positions from the Men's Jail. The time frame for this Phase II activation is dependent upon the Sheriff's ability to fill staff vacancies. A rough estimate for Phase II occupancy is late 2018.

Successful completion of this project finishes the largest capital projects effort undertaken by the County and is a significant accomplishment for the community. The successful and timely completion of the REACT Center is a tribute to the design teams: HOK Architects, Lionakis, the Sheriff's Transition Team, the Capital Projects team, the inspection team and the outstanding General Contractor, Roebbelin Industrial Contractors.

POLICY ISSUE:

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

FISCAL IMPACT:

The original estimate to build the REACT Center was \$44,583,000, which includes all soft costs. The State of California funded \$39,888,000 or 90% of the project cost and the County funded \$4,695,000 which includes the required 10% local match and \$250,000 of ineligible costs.

The original estimate for construction only of the REACT Center project was \$35,693,105. The final construction cost for the REACT Center is \$32,797,880, which includes approximately 1% in approved Change Orders.

The total construction of the REACT project is nearly \$2.9 million under budget.

BOARD OF SUPERVISORS' PRIORITY:

These actions will advance the Board of Supervisors' priority to strive for A Safe Community with the construction of a facility that focuses on reduction of recidivism, increased detention capacity to meet projected needs, use of alternatives to

incarceration and providing program opportunities 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 the REACT Center.

CONTACT PERSON:

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

ATTACHMENTS AVAILABLE FROM CLERK:

1. Notice of Completion
2. Project Close Out Report

SB 1022 Re-Entry and Enhanced Alternatives to Custody Training (REACT) Center

Construction Completion and Close Out

Worth Fighting For!

December 19, 2017



Patricia Hill Thomas
Chief Operations Officer/Project Manager

**“Don’t let the fear of striking
out hold you back”**

Babe Ruth



Adam Christianson
Stanislaus County Sheriff-Coroner



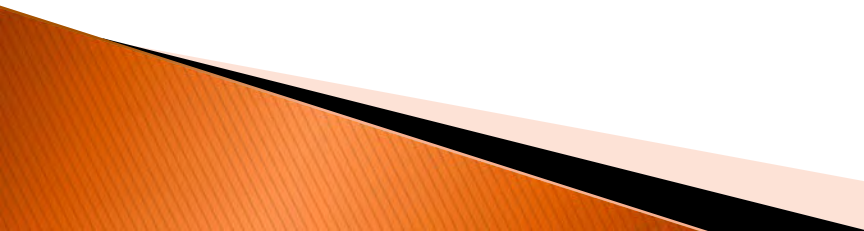
REACT Center—From Vision to Reality



Project Team

- ▶ Roebbelen Contractors Inc.
 - ▶ Lianokis
 - ▶ HOK
 - ▶ LDA Partners
 - ▶ Kitchell CEM
 - ▶ AECOM
 - ▶ Project Team
- 


Project History

- ▶ May 16, 2014–Upon a successful appeal to the Board of State and Community Corrections, Stanislaus County was awarded \$40 million dollars under Senate Bill (SB) 1022 to build a re–entry facility.
 - ▶ April 19, 2016–The Board of Supervisors approved a contract with Roebbelen Contracting, Inc. to build the Re–Entry and Enhanced Alternatives to Custody Training Center.
- 


The REACT Center Worth Fighting For !

- ▶ Stanislaus County has been awarded funding from three separate State Facility Financing Programs:
 - SB 81–Local Youth Offenders
 - AB 900 Phase II–Local Adult Offenders
 - SB 1022–Local Criminal Just Facilities
- ▶ To significantly enhance the County’s Public Safety Facilities to provide jail alternative programs, treatment, counseling and re–entry services.

The REACT Center

- ▶ The REACT Center will:
 - Add 288 Replacement Beds through a Phased Opening;
 - Transition the Downtown Men's Jail to Court Holding Only; and,
 - Complete the County's Public Safety Campus Masterplan and the largest capital projects effort ever undertaken by the County.
- 

Next Steps for the Facility

- ▶ Complete the Furniture and Equipment Plan.
 - ▶ Conduct the Required Internal Audit for the Project.
 - ▶ Finalize Project Close Out Documents with the State of California.
 - ▶ Prepare for Staffing of the Facility.
- 

Construction



Construction



Construction



Construction



Construction



Board of State and Community Corrections Site Visit

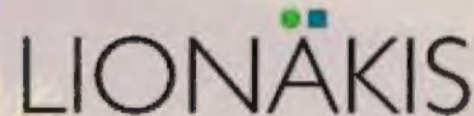


Substantial Completion

1022 On 10/22



We Did It!



Final Completion December 2017



CERTIFICATE OF OCCUPANCY-DONE!



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 accepted 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 4
Address: 200 E. Hackett Road, Modesto
CA State Fire Marshal File #: BSCC #006-5730 06 GB 1322
Occupancy Classification: 1-3, B
Project No. or Name: Stanislaus County Public Center, REACT Center
Name and Title of Approving Official: Erin Gotsch (Erin) Gotsch, Deputy State Fire Marshal, III
Signature:  Date: December 1, 2017

This certificate is void and of no effect unless the following conditions apply: 1) change in the use of the building which would place it in a different occupancy classification; 2) the building occupied vacant for a period in excess of 180 days; or 3) the certificate is otherwise revoked under provisions of the Code.

This Certificate Shall Be Filed in Location:



Roebbelen Contracting, Inc. Thank You For A Job Well Done!




LIONAKIS

Recommendations

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Save the Date: REACT Facility Dedication - Tuesday, February 13, 2018 at 1pm - 194 E. Hackett Rd, Ceres



*Re-Entry and Enhanced Alternatives to
Custody Training (REACT) Facility*

**Questions
&
Thank You**

