

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-6

Urgent

Routine

AGENDA DATE November 13, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Authorize the Project Manager to Issue a Request for Proposals for Design/Engineering Services and Related Actions for the Probation and Juvenile Justice Center Roofing and Heating Ventilation and Air Conditioning Replacement Project as Approved in the Final 2012-13 Budget

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to issue a Request for Proposals (RFP) for professional Design/Engineering services for Design Build - Bridging Design documents, issue a notice inviting submittal of qualifications and proposals on November 14, 2012; authorizing the Project Manager to adjust the issuance date as necessary and accept proposals by 2 p.m. on December 19, 2012; and return to the Board of Supervisors to recommend the selection of a bridging design team for the replacement of the roof and heating, ventilation and air conditioning system (HVAC) at the Juvenile Justice Center located at 2215 Blue Gum Avenue, Modesto, California 95358.

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FISCAL IMPACT:

In the Final 2012-13 County Budget, the Board of Supervisors authorized funding for this project. Located at the Probation and Juvenile Justice Center at 2215 Blue Gum Avenue in Modesto, the original Juvenile Hall Detention Facility was constructed in 1976 and housing unit expansions were completed in 2000 and 2002. The Probation Administration Office was constructed in 1978. The roof of the Juvenile Hall Detention Facility is constructed of built up asphalt that has exceeded its life expectancy and has required extensive maintenance. The heating, ventilation and air conditioning (HVAC) system is dated and energy inefficient requiring repeated upkeep and maintenance. The existing HVAC is in failing

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BOARD ACTION AS FOLLOWS:

No. 2012-565

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

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

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.

STAFF RECOMMENDATIONS: (Continued)

2. Direct the Auditor-Controller to establish a new Juvenile Justice Center Roofing and HVAC Replacement capital project fund.
3. Authorize the Project Manager to issue a Request for Statement of Qualification (RFSOQ) to prequalify Design-Build independent contractors for the project for future consideration and award of a design-build contract by the Board of Supervisors.
4. Authorize the Project Manager to negotiate and sign contracts, work authorizations and purchase orders necessary to the project as long as they are within the project budget.

FISCAL IMPACT: (Continued)

condition and many replacement component parts are no longer available. The proposed project will include the replacement of inefficient rooftop air handlers with new self-contained rooftop air cooled packaged HVAC units. Improvements will include the elimination of the HVAC central plant and replacement of the HVAC management control system.

The roof of the Juvenile Hall Detention Facility will be replaced on the 1976 constructed portions of the building. Additional portions of the Probation Administration Office roofing field will be upgraded and repaired.

The Adopted Final Budget approved by the Board of Supervisors on September 11, 2012 included a one-time augmentation of \$4.1 million in the Chief Executive Office County Facilities budget for this critical roofing and HVAC repair as outlined in the sources and uses chart below:

Juvenile Justice Center Roofing and HVAC Sources		Amount
Chief Executive Office - County Facilities		\$4,100,000
Total		\$4,100,000
Juvenile Justice Center Roofing and HVAC Uses		Amount
Salaries and Wages (Administration, Construction Mgmt.)		\$72,925
Architectural and Engineering		\$180,150
Inspections, Legal, Supplies, Publications		\$134,435
Cost Applied Charges (Building Maintenance Fund)		\$109,490
Design-Build Construction Contract Including Contingency		\$3,603,000
Total		\$4,100,000

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With the Board of Supervisors' prior approval of this additional funding for the project, staff recommends the Board of Supervisors direct the Auditor-Controller to establish a new Capital Project fund to track all project costs through construction completion. Staff will return to the Board of Supervisors for approval to award a contract for professional architectural-engineering design services, and at that time, with the Board's approval, will transfer in sufficient revenue and appropriations to fund the design phase of the project. As the project progresses, all funding decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

DISCUSSION:

Background

A significant portion of the roofing system throughout the Juvenile Justice Center including the Juvenile Hall Detention Facility and Probation Administration Office has been in significant need of major repair or replacement. Major improvements to the roofing field need to be coordinated at the same time as the major heating, ventilation and air conditioning (HVAC) upgrade. The Board of Supervisors established a construction financing strategy to provide the necessary efficiency upgrades to the roofing and HVAC systems which were originally constructed in 1976 and 1978. The outdated controls and overall system for the heating, ventilation and air conditioning system (HVAC) within the building, including the large roof mounted HVAC air handlers, which serve the Probation Department administrative office, juvenile courts, and juvenile hall buildings, will be replaced with new efficient modernized equipment.

In November, 2011, the Project Manager accepted a feasibility report from Turley & Associates Mechanical Engineering Group for the roof top heating, ventilation and air conditioning (HVAC) units and control system. The Stanislaus County Juvenile Justice Center has a number of different roof top heating, ventilation, and air conditioning (HVAC) units. The HVAC units supporting the probation administration, older housing units, kitchen, intake, and gym use a combination of chilled water supplied from a central chiller to cool the space and electric resistive heating elements located inside of each unit for heating. Electric resistive heating is a very inefficient way of heating the buildings. These units have outlived their useful life, are energy inefficient and are in need of replacement. New roof top packaged air cooled HVAC units will eliminate the failing 1976 central plant.

In January, 2012, the Project Manager accepted a Roofing Upgrade Roof Study and Evaluation Report from Commercial Architecture, Incorporated. The Juvenile Justice Center was evaluated for condition, wear, leaks and hazardous materials. Effectively, the reports suggest a long term permanent fix for the facilities that includes a full replacement of the Juvenile Hall Detention roof and major repair to the Probation Administration Office building roof. In addition, County General Services Agency has prioritized the roofing structure over the Juvenile Hall Detention Facility for replacement as it is in need of constant repair and maintenance due to leaks.

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Both the roofing and HVAC systems are well past their useful service life and are in need of replacement. During this replacement project, a movement of in-custody juvenile wards and Probation Department staffing will occur to the new Juvenile Commitment Center to be occupied by the County prior to June 30, 2013. Court-committed or sentenced youth have historically accounted for one third to nearly one half of the daily population in the existing Juvenile Hall. In 2011, the average daily population for the facility was 133.8. Of this population, 38% were court-committed or sentenced youth, 11% were youth waiting to go to placement, and 51% were youth being detained while completing the court process.

With the opening of the new commitment facility, up to 60 court-committed wards will be transferred from Juvenile Hall to the new facility once it is ready to occupy. Housing units 3 and 4 within the existing Juvenile Hall will become vacant until there is a need for increased detention beds and funding for the associated staffing is available. Court-committed females currently housed in Juvenile Hall's unit 8 will be moved to the new Juvenile Commitment Center while those females not yet sentenced will be moved to unit 2 within the existing facility, leaving unit 8 available to house male youth pending court. This transitional movement of wards will open portions of the existing Juvenile Hall to perform a phased approach to the roofing and HVAC replacement project. In total, the Juvenile Commitment Center will add 60 new beds to the County juvenile inmate system. Additional project coordination and phasing of the Juvenile Justice Center Roofing and HVAC project will be necessary to limit potential impacts to Juvenile Justice Center users. The State of California Superior Court and Probation Department currently operate from this facility thereby requiring a phased approach to the Juvenile Justice Center Roofing and HVAC Replacement project which will be designed by the architectural-engineering consultant to be selected by the Board after a competitive qualification process.

Next Recommended Actions

The proposed project is recommended to be professionally designed by an independent design/engineering firm. At this time, staff is requesting the Board of Supervisors authorize the Project Manager to solicit a Request for Proposals (RFP) to provide architectural and engineering design services for bridging design documents for the project. Bridging design documents will assist the County in further evaluating the existing roof and HVAC system while setting project design criteria for design-build contractors. The Project Manager will return to the Board to award the professional services contract to the qualified design/engineering firm that is deemed to render the best value to the County.

Staff additionally requests that the Board authorize the Project Manager to issue a Request for Statement of Qualifications (RFSOQ) to pre-qualify design-build contractors to perform final design/engineering design, procure equipment and eventually construct the improvements. Pre-qualification of design-build contractors at this time will assist the County in compiling a list of qualified firms that will be informed and knowledgeable

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of the project scope prior to the project final design-bidding phase. As the project progresses, all funding decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

Schedule

The design-development phase is anticipated to be completed in Spring 2013. Upon award to a design-build contractor, construction documents are expected to be completed by Winter 2013. Installation of HVAC equipment and the roof replacement is anticipated to be completed by Summer 2014. This will assist the County and its contractors in avoiding concerns of rainy weather and climate control in the building. In addition, the in-custody wards can be transitioned to new housing bed units in the Juvenile Commitment Center by the end of FY 2012-2013 which will assist the County in delivering the proposed project by allowing the transition of in-custody wards.

STAFFING IMPACT:

With the opening of the new commitment facility, approximately 60 court-committed or sentenced youth will be transferred to the new facility. The transfer of these youth will result in the concurrent transfer of staff to the new facility as well. The new facility requires less supervision staff to operate than the existing Juvenile Hall. The state mandated staffing ratio for the new facility will require 1 staff for every 15 minors, whereas the staffing ratio for those same minors in the Juvenile Hall would require 1 staff for every 10 minors. The resulting efficiencies in staffing will allow the new facility to be operated with fewer line staff than is required in the Juvenile Hall. A facility Superintendent and facility supervisors will be needed to ensure adequate administrative and supervisory oversight, as well as to meet state requirements. An additional Legal Clerk position will be required to provide reception coverage for the facility. A total of 32 positions will be necessary to operate the new facility. Of these positions, 26 will be filled using transferred staff from the Juvenile Hall. Funding for two positions resulting from the lower staffing ratios will be used to offset costs for the additional supervisor positions. The chart below details the net result of positions with the transfer of staffing from the Juvenile Hall.

Position	Required for Treatment Facility	Transfer from Juvenile Hall Closure	Net Result
Probation Corrections Officer III	5.00	(6.00)	(1.00)
Probation Corrections Officer	21.00	(22.00)	(1.00)
Facility Superintendent (Mgr II)	1.00	-	1.00
Supervising Probation Corrections Officer	4.00	-	4.00
Legal Clerk	1.00	-	1.00
TOTALS	32.00	(28.00)	4.00

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The Probation Department will use funding from the Youthful Offender Block Grant (YOBG) to pay for the additional required positions. The additional costs are estimated to be \$485,527. It is anticipated that to the extent that the overall population of both facilities is within the range of the current 158 bed capacity that the associated costs for medical services, food services, and ancillary supplies will approximate the current Juvenile Hall costs.

Existing Capital Projects staff will coordinate the architectural-engineering design work with the selected architectural-engineering bridging design firm. Additionally, existing capital projects staff is located on site at the Juvenile Commitment Center project and has a thorough working knowledge of the existing and new facilities at 2215 Blue Gum Avenue, Modesto, CA.

POLICY ISSUES:

Approval of this action promotes the Board's priorities of A Safe Community and Efficient Delivery of Public Services by making the most cost effective and efficient use of County resources to complete a project that protects the community while ensuring long term utility and maintenance cost savings.

CONTACT PERSON:

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

ATTACHMENTS AVAILABLE
FROM CLERK



To see all the details that are visible on the screen, use the "Print" link next to the map.

