

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-8

Urgent Routine

AGENDA DATE April 23, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Incorporate the Emergency Power Plan Into the Construction of the 192-Bed Honor Farm Replacement Project with Diede Construction, Inc. for \$162,608 and a 7-day Time Extension to Implement the Emergency Power Plan and Related Actions

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to incorporate the Emergency Power Plan into the Construction of the 192-Bed Honor Farm Replacement Construction Project by approval of a Change Order with Diede Construction Inc., in the amount of \$162,608 and to process a Change Order with Diede Construction, Inc. in the amount of \$162,608 for the installation of an emergency power generator and associated improvements for the Honor Farm Jail Bed Replacement Project at the Public Safety Center, as within the Board of Supervisors approved project budget.
2. Authorize the Project Manager to process a seven (7)-calendar day contract time extension with Diede Construction, Inc. to extend Substantial Completion of the Honor Farm Jail Bed Replacement Project.

(Continued on Page 2)

FISCAL IMPACT:

On July 17, 2012, the Board of Supervisors awarded the construction contract for the Honor Farm Jail Bed Replacement Project to Diede Construction, Inc. of Lodi, California for the construction of 192 jail beds located at the Stanislaus County Public Safety Center for the lump sum amount not to exceed \$8,582,685. The Board of Supervisors also authorized the Project Manager to execute a contract with Miller, Pezzoni and Associates, Inc. for the development of plans and specifications for the Emergency Generator Farm Improvements for connection of the new Honor Farm Replacement Project for the lump sum not to exceed \$65,400.

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BOARD ACTION AS FOLLOWS:

No. 2013-171

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

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

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 TALLMAN, Clerk

File No.

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STAFF RECOMMENDATIONS: (Continued)

3. Authorize the Project Manager to execute an Amendment to the Professional Services Agreement with Lionakis in the amount of \$17,380 to perform the additional design services necessary for the recommended emergency power redesign of the Honor Farm Jail Bed Replacement Project at the Public Safety Center, as within the Board of Supervisors approved project budget.

FISCAL IMPACT: (CONTINUED)

At that time, the Board of Supervisors approved a total project budget of \$11,999,297 from insurance proceeds as outlined in the sources and uses chart below:

Honor Farm Jail Bed Replacement Project		<i>Sources Approved July 17, 2012</i>
Insurance Proceeds		\$11,999,297
Total		\$11,999,297
Honor Farm Jail Bed Replacement Project		<i>Uses Approved July 17, 2012</i>
Salaries and Wages (Administration, Construction Management Services, Sheriff Transition Sergeant and Transition Staff)		\$624,400
Services and Supplies (Code Required Testing, Legal Services, Emergency Power Design Consultant, Geotechnical Services, Building Permits, Utility Connections, Publication and Legal Notices, Printing, Postage, Office Supplies)		\$678,369
Architectural Services		\$966,000
Other Charges Government Fund		\$19,574
Structures and Improvements (Construction Contract, Generator Farm Improvements, Landscaping)		\$9,710,954
Total		\$11,999,297

Included in the Board of Supervisors' approved Honor Farm Jail Replacement Project Budget was a total of \$9,710,954 for Structures and Improvements which included the Diede Construction, Inc., contract and standard construction contingency. Additionally, \$400,000 was included in the Structures and Improvements line item for safety and reliability upgrades to connect the new Honor Farm Jail Bed Replacement Project to the existing emergency power generator farm at the Public Safety Center.

At the direction of the Project Manager, Miller, Pezzoni and Associates, Inc. has performed a thorough engineering evaluation of existing conditions and performed preliminary design work for the connection and equipment upgrade of the emergency power generator farm at the Public Safety Center. Three options were presented to the Project Manager for connection of the Honor Farm to the emergency generator farm. The preferred design option, which was not originally available during the design phase of the Honor Farm Jail Bed Replacement, is to re-use the existing 350KVA generator

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from the existing Honor Farm on Grayson Road, Modesto, at the new project at the Public Safety Center site prior to completion of construction.

On July 17, 2012, the Board of Supervisors also authorized the Project Manager to negotiate and sign change orders up to \$25,000, consistent with the County's Change Order Policy. The Project Manager is returning to the Board of Supervisors for authorization to issue a Change Order to Diede Construction, Inc. to perform the relocation and electrical improvements required to repurpose the County-owned generator from the existing Honor Farm on Grayson Road to the new Honor Farm Jail Bed Replacement Project at the Public Safety Center in the not-to-exceed amount of \$162,608. A significant savings from the implementation and construction of this design option is anticipated from the original Board of Supervisors approved project budget amount of \$400,000 for this work.

An Amendment to the Professional Services Agreement with Lionakis is also required for an increase in the scope of services for the redesign of the emergency power system for the Honor Farm Jail Bed Replacement project in the amount of \$17,380. Additionally, a cost savings may be realized from the Board of Supervisors approved Professional Services Agreement with Miller Pezzoni and Associates, Inc. as they will not be expected to perform finalization of emergency generator farm improvements design or further construction administration services for the emergency power generator farm improvements.

There is no additional impact to the General Fund associated with this request. This Change Order to Diede Construction will be funded by existing appropriations in the Capital Project budget previously approved by the Board on July 17, 2012.

DISCUSSION:

The fire that destroyed Honor Farm Barracks 1 and 2 created a significant challenge to provide jail beds to house inmates in Stanislaus County. On July 13, 2010, the Board of Supervisors authorized the Chief Executive Officer to contract for professional architectural design services with Lionakis of Sacramento, California to assist the County with evaluating replacement options at both the Honor Farm and the County's Public Safety Center (PSC).

The Stanislaus County Men's Honor Farm, located at 8224 West Grayson Road, Modesto, California, was originally constructed in the late 1950's with (3) 86-bed housing units and (1) 112-bed housing unit and is one of three (3) detention facilities managed by the Sheriff's Department. The classification type of the inmate housed at the Honor Farm has changed significantly over the past fifty years. The Honor Farm is currently classified by the Board of State and Community Corrections (BSCC) as a Type II facility, which is used for the detention of persons pending arraignment, during trial and upon court sentencing. Inmates currently being detained at the Honor Farm would

not have been considered as an acceptable classification type for the Honor Farm at the time of the original 1989 Master Plan Implementation Architectural Program completed by Stone, Marraccini, Patterson/The Design Partnership. The classification type of inmate currently being housed at the Honor Farm will have a direct effect on the type of replacement facility to be considered for reconstruction and the siting of that reconstruction or replacement of space.

On December 6, 2012, the Board of Supervisors accepted the schematic design as prepared by Lionakis, and authorized the project team working with the design team to complete the design for construction of a replacement facility. At that time, the Board of Supervisors also authorized the Project Manager to issue a Request for Statement of Qualifications (RFSOQ) for the Pre-Qualification of general contractors for construction of a replacement facility, and directed staff to return for future consideration.

On May 15, 2012, the Board of Supervisors approved the plans and specifications for the 192-bed Honor Farm Jail Bed Replacement Project. The proposed project, as designed and approved through the construction document phase, will consist of a multi-tiered building constructed directly south of the existing minimum-security housing facility on the site of the Public Safety Center. Included will be site improvements, such as a continuation of the perimeter security fencing, new vehicular and pedestrian gates incorporated into the secure fencing, utility extensions and two outdoor recreation areas. Although the primary goal of this project is to provide a safe and secure jail-housing facility, it should also provide an environment that supports the operational requirements of the Sheriff's Department and facilitates the ability to provide programs for the inmates while detained. Schematic designs were designed and approved by the Board of Supervisors for emergency power for the project to be provided through load shedding the existing emergency power generator farm at the Public Safety Center.

On July 17, 2012, the Board of Supervisors awarded the construction contract to Diede Construction, Inc. of Lodi, California for the construction of the 192-jail bed Honor Farm Jail Bed Replacement Project located at the Stanislaus County Public Safety Center in a lump sum amount not to exceed \$8,582,685. The project is currently under construction and is expected to be complete by September of 2013.

At the same time, the Board of Supervisors authorized the Project Manager to execute a contract with Miller, Pezzoni and Associates, Inc. for the development of plans and specifications for the Emergency Generator Farm Improvements for connection to the Honor Farm Replacement Project for the lump sum not to exceed \$65,400. Miller, Pezzoni and Associates, Inc. spent nearly six months evaluating existing conditions, equipment and design options for connecting the Honor Farm Jail Bed Replacement Project to the emergency power generator farm at the Public Safety Center. During the evaluation and design phase, the County's Chief Executive Office, Capital Projects and Sheriff Office staff were in the process of planning for the transition and closure of the Honor Farm on Grayson Road, Modesto. The possibility to reuse the

existing 350KVA emergency power generator at the Honor Farm was fully evaluated by County staff and the consultant teams of Miller, Pezzoni and Associates and Lionakis. The Project Manager has received a Notice of Preliminary Decision for Authority to construct from the San Joaquin Valley Air Pollution Control District (SJVAPCD) to relocate the diesel-fired emergency power generator to the Public Safety Center site from the existing Honor Farm. An Honor Farm Transition and Closure Plan will be presented to the Board of Supervisors later this Spring detailing the closure of the existing Honor Farm and eventual transfer of inmates and staff to the new Honor Farm Jail Bed Replacement and throughout the County jail system. The removal and relocation of the 350KVA emergency generator will be scheduled so that it does not affect the operations of the existing Honor Farm on Grayson Road.

The Project Manager is returning to the Board of Supervisors to issue a Change Order to Diede Construction, Inc. to relocate the 350KVA generator from the existing Honor Farm, upgrade the main power transformer, install new switch gear and perform associated site improvements for a not-to-exceed cost of \$162,608. A contract time extension for construction of the Honor Farm Jail Bed Replacement Project is requested for seven (7) calendar days to allow Diede to complete the County added scope of work. This action, if approved by the Board of Supervisors, will result in a cost savings from the approved Project Budget while repurposing an existing County owned generator from a site that will be vacated by the Sheriff's Office consistent with the Transition and Closure Plans to be presented to the Board of Supervisors in the Spring of 2013.

The Project Manager also requests approval of Amendment No. 1 to the Professional Services Agreement with Lionakis for an increase in the scope of services for the redesign of the emergency power system for the Honor Farm Jail Bed Replacement project in the amount of \$17,380. Lionakis will provide a redesign of the emergency power system to a stand-alone 350KVA generator system. This includes additional investigative work, design for electrical systems, new connection design and associated general construction administration.

Schedule

The recommended action includes a contract time extension for construction of the Honor Farm Jail Bed Replacement Project for an additional seven (7) calendar days to allow Diede Construction, Inc. to complete the County-added scope of work. Approval of this time extension will revise the date of Substantial Completion from August 7, 2013 to August 14, 2013. The delivery of the facility for occupancy by the Sheriff's Office should not be affected by the request for a time of extension.

POLICY ISSUES:

Approval of this action supports the Board's Priorities of a Safe Community and Efficient Delivery of Public Services by designing and constructing a facility for lost jail beds.

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STAFFING IMPACT:

There is no additional staffing impact associated with this item. Existing Capital Projects staff will manage the project.

CONTACT INFORMATION:

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

**AGREEMENT BETWEEN THE COUNTY OF STANISLAUS AND LIONAKIS
FOR THE ARCHITECTURAL DESIGN
OF THE HONOR FARM BARRACKS 1 & 2 REPLACEMENT**

AMENDMENT NO. 1

The Agreement dated May 24, 2011 between the **County of Stanislaus** ("County") and **Lionakis** ("Consultant") for the Architectural Design of the **Honor Farm Barracks 1 & 2 Replacement** ("Agreement") is hereby amended as follows:

1. Scope of Work Modify Appendix A – Scope of Work, Paragraph 1 – Project Description as follows:

Add new paragraph "**Scope for Emergency Power Redesign**" with the following:

- Provide consultation and assistance in designing and drafting Construction Documents for modifications to the Emergency Power system, including but not limited to the following:
 - Emergency power redesign to implement a separate stand-alone generator for the project.
 - Disconnect, remove re-use and relocation of the County-owned 350KVA generator from the current location at the existing Honor Farm on Grayson Road to the Project site.
 - Replace current 300 KVA transformer with new 500 KVA transformer.
 - Increase feeder size wires from the new transformer to the Main Distribution Panel.
 - Modify the current design of the Main Distribution Panel (MDP4) to accommodate increased load and breaker size.
 - Trench and install conduits from the new Contractor-installed pull box to a new stand-alone generator location and install new feeders between the unit and Emergency Power Panel (EHDP4).
 - Discussion, investigative work and design implementation of Options 1 through Option 3 as presented in the proposal for increase in project scope.

2. Compensation Modify Paragraph 2.1 Total Compensation:

	Agreement	Amendment No. 1	Revised Agreement
Option 1, Schematic Design Option including Basic Services and ODC's	\$128,130	\$0	\$128,130
Option 2, Design Development Option including Basic Services and ODC's	\$265,920	\$0	\$265,920
Option 3, Construction Documents Option including Basic Services and ODC's	\$328,720	\$17,380	\$346,100
Option 4, Bid Option including Basic Services and ODC's	\$27,530	\$0	\$27,530

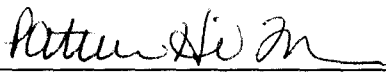
Option 5, Construction Administration Option including Basic Services and ODC's	\$215,700	\$0	\$215,700
TOTAL ALL FIVE PHASES	\$966,000	\$17,380	\$983,380

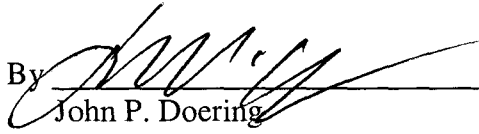
Except as previously modified and specifically modified herein, the Agreement shall remain in full force and effect as written. To the extent that any provision of this Amendment No. 1 conflicts with any provision of the Agreement, this Amendment No.1 shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the 23rd day of April, 2013.

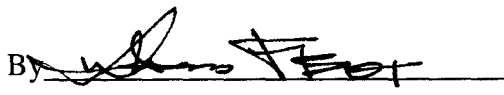
STANISLAUS COUNTY

APPROVED AS TO FORM:

By 
 Patricia Hill Thomas
 Chief Operating Officer/
 Assistant Executive Officer

By 
 John P. Doering
 County Counsel

LIONAKIS

By 
 Name MAYNARD FELT
 Title PRINCIPAL