

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-2

Urgent Routine

AGENDA DATE May 21, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Issue Request for Statement of Qualifications for General Contractors and Specialized Subcontractors for the Juvenile Justice Center Roofing and Heating, Ventilation and Air Conditioning Replacement Project; and Related Actions

STAFF RECOMMENDATIONS:

Authorize the Project Manager to issue a Request for Statement of Qualifications (RFSOQ) to pre-qualify independent general contractors and specialized subcontractors for the Juvenile Justice Center Roofing and Heating, Ventilation and Air Conditioning Replacement Project for future consideration and award of a construction contract to an independent general contractor by the Board of Supervisors.

FISCAL IMPACT:

As part of the 2012-2013 Adopted Final Budget, the Board of Supervisors authorized \$4.1 million of General Fund fund balance in the Chief Executive Office County Facilities budget for this project. Located at the Juvenile Justice Center at 2215 Blue Gum Avenue in Modesto, the original Juvenile Hall Detention Facility was constructed in 1976 and the Probation Administration Office was added on in 1978. Housing unit expansions were completed in 2000 and 2002.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2013-245

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: De Martini

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Assistant Clerk

File No.

FISCAL IMPACT: (Continued)

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 condition and many replacement component parts are no longer available. The approved project concept 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 control system. The Juvenile Hall Detention Facility roof and 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 and replacement. Accordingly, the Board of Supervisors approved the Project Budget on November 13, 2012 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 |

On March 26, 2013, the Board of Supervisors approved a Professional Services Agreement with Aetypic, Inc. of San Francisco, California to perform architectural and engineering services through the bridging design phase for the Project in the amount of \$180,000. Further, the Board of Supervisors authorized the Project Manager to expedite the project during the design process, if needed, by negotiating, approving and executing an Amendment to the Professional Services Agreement altering the approach from design-build to design-bid-build due to the specificity of this type of Project. The Project Manager issued an Amendment to the Agreement to Aetypic, Inc., which was fully executed as of May 10, 2013 to change the project delivery to a design-bid-build approach with an increased scope of services to provide bid-ready construction documents and to increase compensation accordingly for these additional services. As previously authorized by the Board of Supervisors, the total compensation for Aetypic, Inc. has increased from \$180,000 to \$250,000 for its added contracted scope of work necessary to proceed with a design-bid-build approach.

As the project progresses, all major project 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 HVAC controls and overall system for the heating, ventilation and air conditioning system (HVAC) within the building, including ten 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 roof top packaged HVAC 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.

On November 13, 2012, the Board of Supervisors authorized staff to issue a Request for Proposals (RFP) to contract with a design-build architecture and engineering firm for professional architectural bridging design of the Project. Eight proposals were received on December 19, 2012.

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On March 26, 2013, the Board of Supervisors approved a Professional Services Agreement with Aetypic, Inc. to assist the County in preparing bridging documents that will be used to construct the improvements. Aetypic's Scope of Services included as-built investigation, project programming, bridging document design, bid phase support and construction administration support. The lump sum of contracted services was \$180,000 for a Design-Build approach to project delivery. At the same time, the Project Manager was granted additional authority from the Board of Supervisors to amend the Professional Services Agreement with Aetypic, Inc., during the design phase of the Project if necessary to successfully deliver the project, including a change in project delivery to a Design-Bid-Build approach.

After initial facility evaluations by the Aetypic, Inc. design team and preparation of preliminary schematic design documents, the Project Manager determined that a change in the delivery system methodology was beneficial to the project delivery due to the specificity of this type of Project, including the need to design and order custom specialty heating, ventilation, and air conditioning (HVAC) products and replacing a built-up asphalt roof over an active, occupied, in-custody facility. The change in project delivery to a design-bid-build approach required an increased Scope of Services from Aetypic, Inc. to provide bid-ready construction documents and therefore the Project Manager was granted additional authority to negotiate, approve and execute an Amendment to the Professional Services Agreement to increase compensation accordingly for these additional services. Effective May 10, 2013, the Professional Services Agreement with Aetypic, Inc. is amended to provide design-bid-build approach services, including full construction documents and construction administration services, for a not to exceed amount of \$250,000 as previously authorized by the Board of Supervisors.

Aetypic, Inc. is proceeding with initial schematic design for the project and is expected to finish design in late Summer 2013. This will allow the County to competitively bid the project upon approval of the construction documents by the Board of Supervisors. The Project Manager is seeking authorization to issue a Request for Statement of Qualifications (RFSOQ) to establish a list of pre-qualified general contractors, HVAC subcontractors and roofing subcontractors that will be allowed to bid the Juvenile Justice Center Roofing and HVAC Replacement project. The pre-qualification process will allow the Project Manager to recommend the Board of Supervisors pre-qualify the most experienced, highly qualified contractors to construct this project which will occur over a live in-custody environment with youthful offenders, County staff and State of California Administrative Office of the Courts (AOC) staff within the building. Construction documents to be provided by Aetypic, Inc. will outline detailed procedures for handling the work within the ongoing operation of the Juvenile Justice Center.

Next Recommended Actions

At this time, the Project Manager is seeking approval to issue a Request for Statement of Qualifications (RFSOQ) to independent general contractors, HVAC subcontractors and roofing subcontractors in order to establish a list of pre-qualified general contractors to competitively bid the project utilizing a design-bid-build approach. The Project

Manager will return to the Board of Supervisors for approval of a recommended list of qualifying independent general contractors.

As the project progresses, all major project decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

Schedule

On February 26, 2013, the Board of Supervisors approved the Probation Department Transition Plan to occupy the newly constructed Juvenile Commitment Facility by June 28, 2013. It is expected that with the opening of the new Commitment Facility, up to 60 court-committed wards will be transferred from the existing Juvenile Hall to the new Juvenile Commitment Center this June. Housing units 3 and 4 within the existing Juvenile Hall will become vacant until there is a need for increased detention beds and additional 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. Both the roofing and HVAC systems are well past their useful service life and are in need of replacement.

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 is being designed by Aetypic, Inc. as part of its scope of services under the Professional Services Agreement.

On March 26, 2013, the Board of Supervisors delegated authority to the Project Manager to amend the Agreement with Aetypic, Inc. from a design-build to a design-bid-build approach. An amendment to the Agreement was fully executed as of May 10, 2013. At this time, Aetypic, Inc. is in the process of developing schematic design documents after completing a thorough review of existing conditions and performing initial HVAC and roofing evaluations. Biddable construction documents are expected to be completed in Summer 2013 with competitive procurement of a pre-qualified general contractor for approval by the Board of Supervisors.

Installation of HVAC equipment and the roof replacement is anticipated to be completed by Winter 2014. In addition, up to 60 in-custody committed juvenile offenders will be transitioned to new housing bed units in the Juvenile Commitment Facility by June 28, 2013 which will assist the County in delivering the proposed project by allowing the transition of in-custody wards.

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.

STAFFING IMPACT:

Existing Capital Projects staff is knowledgeable of the project and will continue to manage the Juvenile Justice Center Roofing and HVAC Replacement Project.

CONTACT PERSON:

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