

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-9

Urgent

Routine

AGENDA DATE December 9, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Design Development Phase Completion Refinements for the Stanislaus County Public Safety Center Expansion Projects One and Three (Maximum-Security Housing/Medical-Mental Health and Intake/Release/Transportation Center) within the Approved Project Budget and Related Actions

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to negotiate and finalize the Design Development phase completion refinements for a total of \$1,158,900 funded from the approved project budget for:
 - a. Project One: Maximum Security/Medical-Mental Health Housing Facility (estimated at \$727,900) to be integrated into the Final Design Development Documents for the construction of the new facility.
 - b. Project Three: Intake, Release, Transportation Facility (estimated at \$31,000) to be integrated into the Final Design Development Documents for the construction of the new facility.
 - c. Project One-Medical Facility (estimated at \$400,000) including medical gas, head wall units and nurses call buttons to be integrated into the Final Design Development Documents to facilitate potential licensable of the facility in the future.

(Continued on Page 2)

FISCAL IMPACT:

Overview:

These recommendations are consistent with the Design-Build approval for the construction of these significant Public Safety Center Expansion Projects. In the Design-Build approach, the final design phases (Design Development and Construction Documents) are completed by the General Contractor/Architect of Record selected to build the Project. These further design refinements are expected and funds for this process have been budgeted in the Project Contingency Fund. These recommendations are supported by the Board of Supervisors Capital Facilities Committee comprised of Supervisors O'Brien and Monteith.

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BOARD ACTION AS FOLLOWS:

No. 2014-600

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith

and approved by the following vote,

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

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. Authorize the Project Manager to negotiate and sign contracts, work authorizations and purchase orders for professional services needed in the design-build construction phase of the project, as long as they are within the project budget approved by the Board of Supervisors.
3. Authorize the Project Manager to negotiate and sign change orders up to \$25,000, consistent with the County's Change Order Policy, as long as they are within the previously-approved project budget.

FISCAL IMPACT: (Continued)

Background:

For reference, the Public Safety Center Expansion Projects are comprised of the following three elements:

Project One (Maximum Security Housing Units/Mental Health Units) -Included two maximum-security housing units (192 beds each), special needs housing unit, medical and mental health housing unit (72 beds), health services facility and security administration, to be funded 90% by Assembly Bill/AB 900 Phase II funding and 10% by County matching funds.

Project Two (Day Reporting Center) - Included the Programs / Day Reporting Facility, to be funded 90% by Assembly Bill/AB 900 Phase II funding and 10% by County matching funds.

Project Three (Intake, Release, Transportation) - Included various support facilities, to be funded entirely by County funds through money set aside from Public Facility Fees

On June 17, 2014, the Board of Supervisors approved the construction contract awards for the Design-Build construction at the Public Safety Center site for the AB 900 Phase II Public Safety Center Jail Expansion Projects for Project One (Maximum-Security Units/Medical-Mental Health Units), Project Two (Day Reporting Center), and Project Three (Intake, Release, Transportation) as outlined in the chart below:

Approval of the Design Development Phase Completion Refinements for the Stanislaus County Public Safety Center Expansion Projects One and Three (Maximum-Security Housing/Medical-Mental Health and Intake/Release/Transportation Center) within the Approved Project Budget and Related Actions
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AB 900 Phase II Public Safety Center Expansion Project	Design-Build Construction Contractor	Construction Award
Project One (Maximum-Security, Medical-Mental Health Units)	Hensel Phelps	\$64,943,000
Project Two (Day Reporting Facility)	Simile Construction Service, Inc.	\$3,777,000
AB 900 Phase II Public Safety Center Expansion Total Construction		\$68,720,000
County Funded Project	Design-Build Construction Contractor	Construction Award
Project Three (Intake, Release, Transportation)	Hensel Phelps	\$17,749,000

The Public Safety Center Expansion Projects are the largest project constructed by the County. The County Team has engaged in a very intensive collaboration with the Design-Build team to work toward completion of the design and to develop a successful strategy to begin construction while the design process for these design-build projects are completed using the design-build construction delivery methodology.

Since the kick-off of these projects, the County’s design team has worked with the design-build team to review the bridging documents and to ensure that all elements of the design development and construction documents include those key elements that will ensure the facility can safely and efficiently operate into the future.

The Board of Supervisors is requested to approve several key design refinements totaling \$1,158,900 that will ensure the project can be successfully delivered on time and within budget. The State will pay for these design refinements as they are within the approved project scope and budget. These refinements are part of the normal course of business when using the design-build delivery methodology. There will likely be additional refinements and changes as the project progresses and the design is finalized and the 100% construction documents are completed in early 2015.

The Project Manager, Project Team and Construction Manager have reviewed the recommended design refinements during the design-development phase outlined in the chart below:

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AB 900 Phase II Public Safety Center Expansion Project	Design-Refinement	Business Purpose	Estimate
Project One (Maximum-Security, Medical-Mental Health Units)	Trash Sallyport Delivery System	This design refinement will allow the addition of the a trash enclosure with a sallyport consisting of two slider doors	\$47,000
Project One (Maximum-Security, Medical-Mental Health Units)	Medical/ Mental Health Day Room Ceiling	This design refinement will allow for the construction of a harder ceiling, non-kickable light fixtures, and non-kickable guards on the fire sprinklers	\$252,000
Project One (Maximum-Security, Medical-Mental Health Units)	Motorized Sliders in Medical Cells	This design refinement will allow for the installation of 15 sliders in the Medical/Mental Health Units	\$60,000
Project One (Maximum-Security, Medical-Mental Health Units)	Tier Guardrail Increased Height	This design refinement will increase the guardrail from 42" to 54" for increased safety	\$31,700
Project One (Maximum-Security, Medical-Mental Health Units)	Gun Ports, Roof Ladders	This design refinement will allow for the capability for targeted weapons use in the two day rooms	\$170,000
Project One (Maximum-Security, Medical-Mental Health Units)	Cell Furniture Revisions	This design refinement will add stainless steel writing surfaces, spider stools in the cells and stainless steel shelving units	\$35,500
Project One (Maximum-Security, Medical-Mental Health Units)	Piping	This design refinement will include the resizing of 1,500 feet of irrigation pipe to 30" per Turlock Irrigation District requirements that will serve the irrigated farmland on the south edge of the site	\$60,700
Project One (Maximum-Security, Medical-Mental Health Units)	Security Glazing	This design refinement will integrate a more durable ceramic glazing product that is acceptable to the State Fire Marshal	\$71,000
Project Three (Intake, Release, Transportation)	Security Glazing	This design refinement will integrate a more durable ceramic glazing product that is acceptable to the State Fire Marshal	\$31,000
		Estimate	\$758,900
Project One (Maximum-Security, Medical-Mental Health Units)	Medical Refinements	This design refinement will allow the County to make final design and construction including the medical gas, medical vacuum, headwall and nurse call buttons in the units to allow for future licensability Fire Marshal	\$400,000
		Estimate	\$1,158,900

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The design-build process requires the final design to be completed, and as refinements are made, funds must be transferred from the contingency account to the construction account. The recommended refinements in this report are not construction changes, but represent design refinements made during the completion of the design development phase, which can be completely funded within the approved project budget.

At this time, the Board of Supervisors is requested to authorize the Project Manager to negotiate and finalize design refinements for Project One: Maximum Security/Medical-Mental Health Units (estimated to \$727,900), and Project Three: Intake, Release, Transportation (estimate to \$31,000) to be integrated into the Final Design Development Documents for the construction of the new facility

Also included is a request to authorize the Project Manager to negotiate and finalize several design refinements for the Medical-Mental Health Facility. These include piping of the medical gas, design of the head wall units and nurses call buttons to be integrated into the final design. It is recommended that \$400,000 be authorized to ensure the facility may be licensable in the future, all within the approved project scope and budget.

The Project has an eight percent contingency, totaling \$5,536,000 for the State funded projects (Project One and Two), and \$1,420,462 for the County funded Project Three. Approval of the design refinements will leave an estimated remaining balance in the construction contingency account as outlined in the chart below:

AB 900 Phase II Public Safety Center Expansion Project	Change Order Contingency Amount	Estimated Uses	Estimated Remaining Balance
Project One (Maximum-Security, Medical-Mental Health Units)	\$5,536,000	\$1,127,900	\$4,408,100
Project Three (Intake, Release, Transportation)	\$1,420,000	\$31,000	\$1,389,000

Upon completion of the final design, appropriations will be transferred from the contingency account to the construction account as approved by the Board of Supervisors.

These design refinements were presented to the Board of Supervisors Capital Facilities Committee on Wednesday, November 19, 2014. The Committee, comprised of Supervisors O'Brien and Monteith, is in support of these design refinements and supports these recommendations to the full Board of Supervisors.

As the Public Safety Center Jail Expansion project progresses, all major project decisions will be brought back to the Board of Supervisors for consideration, review and approval.

DISCUSSION:

Design-Build Construction and the Delivery of Public Safety Center Expansion Projects

Design-Build is a method of project delivery that combines the design and construction functions and vests the responsibility for such functions with one entity: the design-builder. In the design-build project delivery method, the County's Bridging Architect (HOK) prepared a set of bridging documents which provide a certain level of detail that allows the project to be bid early, although additional final design work must be completed. In this delivery method, the Architect of Record (AOR) on the Hensel Phelps/Dewberry design-build team must finish the design and produce a set of 100% construction documents that meets with the approval of the County, the Board of State and Community Corrections (BSCC); and the State Fire Marshal.

The Design-Build process requires the final design to be completed, and as refinements are made, funds must be transferred from the contingency account to the construction account to fund these refinements. One of the primary advantages to the design-build project delivery method is that construction costs are known early in the construction process and the County has the benefit of the contractor's experience and ideas in the final design.

Since the kick-off of these projects, the County Team has been working with the Design-Build Teams for all three projects to finalize the design. For Projects One and Three, there are four design packages

- Design Package One-Site/Utilities
- Design Package Two-Structural Steel
- Design Package Three-Architectural Project One
- Design Package Four-Architectural Project Three

Consistent with the Design-Build Construction Agreement, the Design-Build team must allocate 60 days from the time the County approves each design-package and submits the package to the Board of State and Community Corrections (BSCC) and the State Fire Marshal's (SFM) for review and approval.

On September 22, 2014, the Project One and Three Design-Build team submitted Design Package One-Site Grading and Utilities-to BSCC and the SFM and the State approval was accomplished in four days.

On November 28, 2014, the Project One and Three Design-Build team submitted Design Package Two-Structural Steel to the BSCC and the SFM and this approval was accomplished in less than two weeks, demonstrating the strong partnership between the County, the State and the Design-Build Team of Hensel Phelps/Dewberry.

Design Packages Three and Four will contain all of the remaining Architectural elements and are planned to be submitted in January 2015.

The Project Manager will issue separate Notices to Proceed for each of the subsequent design packages of the construction work once the required design approvals have been obtained from the BSCC, the SFM and any other required Agencies with authority so as to not jeopardize any or all of the \$80 million State Lease Revenue Bond funding for Projects One and Two.

Given the significant amount of work completed by the County's team and the Design-Build Team, the Board of Supervisors is requested to approve several design refinements which will ensure the project can proceed through the design-build construction phase of the project.

Next Recommended Actions:

- ***Authorize the Project Manager to negotiate and finalize design development phase refinements for a total of \$1,158,900 funded from the approved budget for:***
 - a. Project One -Maximum Security/Medical-Mental Health Housing Facility (estimated at \$727,900) to be integrated into the Final Design Development Documents for the construction of the new facility.
 - b. Project Three-Intake, Release, Transportation Facility (estimated at \$31,000) to be integrated into the Final Design Development Documents for the construction of the new facility.
 - c. Project One – Medical Facility (estimated at \$400,000) including medical gas, head wall units and nurses call buttons that can be integrated into the Final Design Development Documents to ensure the facility is licensable in the future.

This action will authorize the Project Manager to negotiate and finalize design development phase completion refinements for a total of \$1,158,900 to ensure the facility is constructed and can operate safely and efficiently in the future as outlined in the chart on Page 4 of this report.

Schedule

All of the Public Safety Center Expansion Projects are well within budget and on schedule. Today's action by the Board of Supervisors is a significant step forward in the design and construction of the Public Safety Center Expansion Projects.

Final 100% construction documents are anticipated to be completed in early Spring 2015. Construction completion for Project Two (Day Reporting Center) is anticipated in

Summer 2015. Construction completion for Project One (Maximum Security Housing Units/Medical-Mental Health Units) and Project Three (Intake, Release, Transportation) is anticipated in late Fall 2016 to early 2017. Construction of the projects will have a significantly positive impact in terms of construction-related employment locally and off-site and result in a considerable public safety improvement.

POLICY ISSUES:

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 IMPACTS:

As previously reported, the County has no obligation to *fully* operate or staff the new facilities, so long as phased occupancy commences by March 31, 2017. The Board of Supervisors will consider the phased opening of the AB 900 Phase II Jail Expansion Project on the County's fiscal recovery and the annual appropriations.

The County must minimally open the new facility within 90 days of final construction. The County has the complete discretion to incrementally occupy, based on its ability to fund operations and a phased occupancy is expected. The actual costs will be dependent on the number of beds filled and the annual appropriation by the Board of Supervisors of the Sheriff's Detention Budget.

The County's Project Team will continue to be dedicated to the successful completion of this project.

CONTACT PERSON:

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