

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-8

Urgent

Routine

AGENDA DATE March 3, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of a Change Order to Install a Dry Pipe Pre-Action Fire Suppression System for the AB 900 Phase II Public Safety Center Jail Expansion Project One (Maximum-Security, Medical/Mental Health Housing Units) at the Public Safety Center Site Within the Approved Project Budget

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to process a Change Order with Hensel Phelps Construction Company for the lump sum amount not to exceed \$54,401 for the installation of a dry pipe pre-action fire suppression system for at the Central Control and Low Voltage Equipment Room in Project One(Maximum-Security, Medical/Mental Health Housing Units).
2. Direct the Auditor-Controller to make the necessary budget transfers between the construction and construction contingency accounts for the change order to Hensel Phelps Construction Company as outlined in the attached budget journal form.

FISCAL IMPACT:

The total estimated project budget for the AB 900 Phase II projects remains unchanged at \$89.5 million to fund Project One (Maximum Security Housing and Medical/Mental Health Facility) and Project Two (Day Reporting Center). The funding sources remain unchanged with State funding of \$80 million (90%), and a County cash match contribution totaling \$9.5 million (10%). The companion Project Three (Intake, Release, Transportation) is funded 100% by Public Facility Fees cash.

(Continued--Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-79

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

Ayes: Supervisors: Chiesa, Monteith, De Martini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: O'Brien

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

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Page 2

FISCAL IMPACT: (Continued)

The primary sources of funding for this project are detailed in the chart below:

AB 900 Phase II Funding Sources

	<i>Amount</i>
AB 900 Phase II State Funding	\$80,000,000
2006 Tobacco Endowment Fund Borrowing	\$7,000,000
AB 900 Phase I Public Facility Fees Cash	\$1,500,000
Criminal Justice Facility Fund Cash	\$1,000,000
Total Project Sources	\$89,500,000

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:

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

Consistent with the Design-Build approach the General Contractor/Design team is completing the final design documents.

In late January, 2015, during the review of Design Package #3, the Project Team identified the need to provide a dry pipe pre-action fire suppression system to help protect the critical low voltage security system in the central control and low voltage equipment rooms in Project One (Maximum-Security, Medical/Mental Health Housing Units). Installation of a pre-action fire suppression system provides the earliest possible warning of a potential fire, ensuring the most reliable protection of assets and property. These systems are typically used in applications where an accidental discharge of water would be catastrophic, such as computer servers, telecommunications equipment, and low voltage electrical components. System activation requires both a signal from the detection system and the heat activation of a sprinkler. Pre-action systems are used to

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Page 3

protect areas where the risk of false discharge or leakage must be kept to an absolute minimum.

At this time, the Project Manager recommends the Board of Supervisors approve a change order with Hensel Phelps Construction Co. in the lump sum amount not to exceed \$54,401 for the installation of a dry pipe pre-action fire suppression system to help protect the critical low voltage security system in the central control and low voltage equipment rooms in Project One (Maximum-Security, Medical/Mental Health Housing Units). The Project Budget has funding for this proposed addition in the construction contingency account.

This request is consistent with the County's Change Order Policy that requires Board of Supervisors' approval for any change order that exceeds \$25,000.

DISCUSSION:

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 (240 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.

100% Construction Documents (CDs)

As previously reported, the Public Safety Center Expansion Projects are the largest facility projects 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 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.

Approval of a Change Order to Install a Dry Pipe Pre-Action Fire Suppression System for the AB 900 Phase II Public Safety Center Jail Expansion Project One (Maximum-Security, Medical/Mental Health Housing Units) at the Public Safety Center Site Within the Approved Project Budget

Page 4

The Project Manager and the Design Team hand delivered the 95% Construction Documents (CDs) to the Board of State and Community Corrections (BSCC) and the State Fire Marshal (SFM) on February 11, 2015. Final 100% construction documents are anticipated to be reviewed and approved in Spring 2015 by all of the approving Agencies. The SFM and BSCC have an allowable permit review period of (60) calendar days.

Construction Site Progress

The Day Reporting Center (Project 2) is well under construction. Construction progress at the site continues with the design-build contractor working on installation of the concrete masonry unit (CMU) block walls, CMU block fencing, wood framing, construction and installation of the roof panel sections, and site utilities and grading.

The larger maximum-security/medical and mental health housing units (Project1) and the County funded Intake/Release/Transportation Center (Project 3) are both under construction for site work. Construction activities for Design Package 01 are nearing completion. This includes scope for rough grading and deep utilities. The bulk of work related to deep storm drain utilities, gas utility relocations & tie-ins, installation of infrastructure for permanent power, and removal/abandonment of existing utilities have been completed. Construction for Design Package 02 activities include the completion of the work to over-excavate and re-compact building pads, install underground electrical & telecommunications infrastructure, rough-in underground plumbing utilities, and place & finish casting beds for site cast concrete panels. The 12KV electrical tie-over has also been completed and the existing PSC campus buildings are now being fed from Turlock Irrigation District (TID) grid power through a relocated conductor alignment. No further electrical shutdowns are anticipated to occur to existing buildings through the duration of the project related to underground civil scope.

Schedule

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.

Approval of a Change Order to Install a Dry Pipe Pre-Action Fire Suppression System for the AB 900 Phase II Public Safety Center Jail Expansion Project One (Maximum-Security, Medical/Mental Health Housing Units) at the Public Safety Center Site Within the Approved Project Budget
Page 5

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:

The existing Project Team will continue to focus on the successful completion of this major public safety center construction effort.

CONTACT PERSON:

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