

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-15

Urgent  Routine

AGENDA DATE March 31, 2015

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of Change Orders Within the Approved Project Budget for the AB 900 Phase II Public Safety Center Expansion Projects for Security Glazing and to Implement the Final Design for the Staging and Staff Areas for the Maximum-Security Housing Facility and a Time Extension for the Completion of the Day Reporting Center

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 \$70,000 for installation of security glazing at cell doors and detention room areas in Project One (Maximum-Security, Medical/Mental Health Units).
2. Authorize the Project Manager to process a Change Order with Hensel Phelps Construction Company for the lump sum amount not to exceed \$49,147 to complete the kitchen and server area in Project One (Maximum-Security, Medical/Mental Health Units).

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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, Medical/Mental Health Units) 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.

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BOARD ACTION AS FOLLOWS:

No. 2015-133

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

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

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  
CHRISTINE FERRARO TALLMAN, Clerk

File No.

**STAFF RECOMMENDATIONS: (Continued)**

3. Approve a twenty-day time extension to the construction contract with Simile Construction Services, Inc. for coordination of Project Three's final design and Project Two's exterior and block changes.
4. Authorize the Project Manager to plan and conduct appropriate public dedication ceremonies for the newly constructed Project Two (Day Reporting Center) upon its completion.
5. 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 previously approved project budget.
6. 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)**

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

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

Project One (Maximum-Security, Medical/Mental Health Units), Project Two (Day Reporting Center), and Project Three (Intake, Release, Transportation) are all making outstanding construction progress.

For Project One, Design Packages 1 and 2 have been fully approved by the Authorities Having Jurisdiction (AHJ) and each of the design packages are under construction. Design Package 3 and 4, the final architecture of the buildings are in final State Review and are anticipated to be completed in Spring 2015.

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There are two recommended changes that require Board of Supervisors' approval pursuant to the Change Order Policy. First, in late February 2015, during its review of Design Package 3 and 4 construction documents, the Board of State and Community Corrections (BSCC) determined that the tempered glazing specified by the Request for Proposal (RFP) for use at cell door locations, and other areas of the facility used as detention rooms, do not meet the intent of a security glazing as required by Title 24. The RFP specified tempered glazing will need to be replaced by BSCC compliant security glazing. The Project Manager recommends the Board of Supervisors approve this change order for an amount not to exceed \$70,000.

Additionally, a change to revise the non-code compliant scope of the warming kitchen and dining area outlined in the RFP documents, with a code-compliant kitchen servery area including all of the necessary rough-in and infrastructure required to support the space as designed is recommended. Modifications are also required in the kitchen and servery area to meet basic environmental health standards for food preparation and storage as recommend by the Department of Environmental Resources in its review of the plans. At this time, the Project Manager recommends the Board of Supervisors approve this change order for the lump sum amount not to exceed \$49,147.

For Project Two, a non-compensatory twenty-day time extension to reflect the changes needed to coordinate Project Three's final design and Project Two's exterior concrete masonry unit (CMU) block changes is needed. The recommended change ensures consistency in appearance of each of the buildings under construction and appropriate block strength in all projects for future durability.

Each project's contingency fund has more than sufficient funding for the recommended changes. These recommendations have been reviewed and supported by members of the Board's Capital Facilities Committee.

**DISCUSSION:**

The Public Safety Center Expansion Projects are comprised of the following three elements:

**Project One (Maximum-Security, Medical/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 Center, to be funded 90% by Assembly Bill/AB 900 Phase II funding and 10% by County matching funds.

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**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.

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 and headed to completion this Summer. Construction progress at the site continues with the design-build contractor has completed the 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 1 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 2 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.

### Public Dedication

A public dedication is recommended for the Summer 2015. This new facility is a key component in the County's justice system. It is recommended that the Project Manager plan and conduct appropriate public dedication ceremonies to recognize this accomplishment.

### Schedule

Final 100% construction documents are anticipated to be completed in Spring 2015. Construction completion for Project Two (Day Reporting Center) is anticipated in Summer 2015. Construction completion for Project One (Maximum-Security, 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:**

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

### **CONTACT PERSON:**

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

