

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-3

Urgent  Routine  *ph*

AGENDA DATE May 5, 2015

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of Change Order Within the Approved Project Budget for the AB 900 Phase II Public Safety Center Project Two Day Reporting Center for Audio-Visual and Closed-Circuit Television Systems with Simile Construction Service, Inc. of Modesto, California; and Related Actions

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to process a Change Order with Simile Construction Service, Inc. of Modesto, California for the lump sum not to exceed amount of \$111,045 for the equipment and installation of an Audio-Visual and Closed-Circuit Television Systems as part of the AB 900 Phase II Public Safety Center Expansion, Project Two (Day Reporting Center).
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 previously approved project budget.

(Continued on Page 2)

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.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-195

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 Tallman  
CHRISTINE FERRARO TALLMAN, Clerk

File No.

**STAFF RECOMMENDATIONS: (Continued)**

3. Authorize the Auditor-Controller to transfer funds from the approved Construction Contingency to the Construction Account in accordance with this recommendation and the Budget Journal which is attached.
4. 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>	<b>\$89,500,000</b>

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:

<b>AB 900 Phase II Public Safety Center Expansion Project</b>	<b>Design-Build Construction Contractor</b>	<b>Construction Award</b>
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
<b>AB 900 Phase II Public Safety Center Expansion Total Construction</b>		<b>\$68,720,000</b>
<b>County Funded Project</b>	<b>Design-Build Construction Contractor</b>	<b>Construction Award</b>
Project Three (Intake, Release, Transportation)	Hensel Phelps	\$17,749,000

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

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Project Two (Day Reporting Center) is anticipated to be the first AB 900 Phase II Local Jail Construction Financing Program project to be opened in the State. The Day Reporting Center, occupied by the Probation Department, Sheriff's Office and Behavioral Health and Recovery Services, will assist the County in the management of its offender population under realignment by providing offender rehabilitative services.

During final project design in late Fall 2014, the Project Team identified a need to revise the planned design of the Audio-Visual system to better serve the needs of the County, and its service provider partners, in delivering those key rehabilitative services to reduce recidivism. Additionally, as the construction phase nears completion, the Project Team has recently recognized a need for a safety and security enhancement not originally designed for the facility due to budget constraints at the time of initial award of a construction contract. These two key components will greatly improve the functionality of this offender oriented facility.

With today's actions, the Project Manager is returning to the Board of Supervisors for approval of a recommended contract change pursuant to the Change Order Policy. First, the change order addresses the need for an Audio-Visual system that will allow County staff including the Probation Department, Sheriff's Office and Behavioral Health and Recovery Services, and independent service providers such as non-profit organizations, to provide the important rehabilitative and operational programs at the Day Reporting Center through the use of appropriate presentation media in the offender classrooms, public lobby and conference room. Additionally, code compliance with the American's with Disabilities Act (ADA) requires the installation of assisted listening devices for the hearing impaired at this public facility. The assisted listening devices have been incorporated into the Audio-Visual system design specifications. All equipment, labor to install, initialize and test the Audio-Visual system is included in this change order.

Second, the change order will address the safety and security needs of the Day Reporting Center staff and users that provide rehabilitative services to the offender population. The Project Team has recognized a need to provide for the installation of a Closed-Circuit Television (CCTV) system not originally included in the original design of the project due to budget constraints. The proposed CCTV system will include both interior and exterior cameras with digital video recording (DVR) capabilities. All equipment, labor to install, initialize and test the CCTV system is included in this change order.

The Design-Build Construction Contract with Simile Construction Service, Inc. approved by the Board of Supervisors on June 17, 2014 included a \$65,000 Allowance, of which \$55,140 in Allowance remains for use by the County, within the overall not to exceed Design-Build contract sum of \$3,777,000. The Allowance funds can be used at the direction of the County as prescribed in the design-build construction contract.

At this time, the Project Manager is recommending the Board of Supervisors authorize a change order with Simile Construction Services, Inc. for the lump sum amount not to

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exceed \$111,045 for these systems. The change order will be funded by the use of \$55,140 in available Allowance with Simile Construction Service, Inc. to be allocated toward the final procurement of Audio-Visual and Closed-Circuit Television systems for the Day Reporting Center. An additional \$55,905 from approved appropriations within the change order contingency account is recommended to fund the remaining portion of the work associated with these two systems. The project contingency fund has more than sufficient funding for the recommended change. The full change order cost of \$111,045 is recommended for approval during the construction phase to ensure the facility can deliver the necessary rehabilitative services while leveraging available State reimbursement construction funding for this change.

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, 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.

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

Construction Site Progress

As previously reported, the Public Safety Center Expansion Projects are the largest facility projects ever constructed by the County. The County Team has engaged in a very intensive collaboration with the Design-Build teams using the design-build construction delivery methodology.

For Project One (Maximum-Security, Medical/Mental Health Units) and Project Three (Intake, Release, Transportation), the Authorities Having Jurisdiction (AHJ) including the State Fire Marshal (SFM) and Board of State and Community Corrections (BSCC) have completed final review and have now permitted to enter set of plans. Hensel-Phelps

Construction Company will continue to advance the construction process for these two projects.

Project Two (Day Reporting Center) is well under construction and is set for completion this Summer 2015. Construction progress at the site continues with interior stud framing, drywall, mechanical systems, installation of roofing, and site development currently in process. If approved by the Board of Supervisors as part of the recommended change order, the Audio-Visual and Closed-Circuit Television systems will be incorporated with installation of interior electrical and low voltage wiring prior to the completion of construction with no effect to the construction schedule.

#### Schedule

Final construction completion for Project Two (Day Reporting Center) is anticipated in August 2015. The Board of Supervisors has authorized the Project Manager to conduct appropriate dedications ceremonies upon completion.

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

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Balance Type  
Data Access Set

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Budget  
County of Stanislaus

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\* List - Text County of Stanislaus  
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Yr	Fund	Dept	Account	GL Project	Location	Misc	Other	Debit	Credit	Line Description
(Fiscal)		(Code)	(Code)	(Code)	(Code)	(Code)	(Code)	inc appropriations dec est revenue	dec appropriations dec est revenue	Text
10		2027	0061124	80310	0004721				55905	Inc Construction Ac
10		2027	0061124	80570	0004721				55905	Dec Contingency Ac

Tip: This is not the end of the Template. Unprotect the sheet and insert as many rows as needed.  
Explanation: Approval to increase the Construction Account \$55,905 and to decrease the Construction Contingency Account for a Change Order to provide AV and CCTV Systems for Project Two-DRC

Requesting Department		Data Entry		Auditors Office Only	
Joshua Ewen					
Prepared by		Keyed by		Prepared By	
29-Apr-15		4/30/15		4/29/15	
Date	Date	Date	Date	Date	Date