

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-7

Urgent

Routine

AGENDA DATE October 20, 2015

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of Design and Construction Changes for AB 900 Phase II Public Safety Center Expansion Projects One (Maximum Security Housing/Medical/Mental Health) and Project Three (Intake/Release/Transportation) 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 not-to-exceed amount of \$292,759 to add 8 interior egress sallyports to Project One (Maximum Security Housing/Medical/ Mental Health) pursuant to requirements newly mandated by the Office of the State Fire Marshal (OSFM).
2. Authorize the Project Manager to process a Change Order with Hensel Phelps Construction Company for the lump sum not-to-exceed amount of \$53,425 to add a security water management system to detention plumbing fixtures at Project Three (Intake, Release, Transportation) that allows the Sheriff to electronically control the amount of water the inmates use.

(Continued on Page 2)

FISCAL IMPACT:

The total project budget for the AB 900 Phase II projects remains unchanged at \$89.5 million to fund Project One (Maximum Security Housing/Medical/Mental Health) and the recently completed 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. 2015-473

On motion of Supervisor Monteith, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, 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. Authorize the Project Manager to process a Change Order with Hensel Phelps Construction Company for the lump sum not-to-exceed amount of \$32,211 to add additional low-voltage security electronic equipment to help monitor access controls and to increase safety in Project Three (Intake, Release, Transportation).

**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>	<b>Amount</b>
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
<b>Total Project Sources</b>	<b>\$89,500,000</b>

The Board of Supervisors is requested to approve (1) a key code-required design refinement, and (2) two key design refinements totaling \$378,395 that will ensure the Project can be successfully delivered on time and within budget and that will enhance efficiency and safety of operations by the Sheriff upon Project completion. The State will pay for the code-required design refinement in Project One, as it is within the approved project scope and budget for the AB 900 Phase II funding. The County will pay for the remaining two key design refinements in Project Three, which are also within the Project budget.

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

<b>AB 900 Phase II Public Safety Center Expansion Project</b>	<b>Changed Condition</b>	<b>Business Purpose</b>	<b>Estimate</b>
Project One (Maximum – Security Housing/ Medical/Mental Health)	Addition of 8 interior sallyports	This design modification was required by the OSFM during the 100% Construction Document review phase.	\$292,759

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AB 900 Phase II Public Safety Center Expansion Project	Changed Condition	Business Purpose	Estimate
Project Three (Intake, Release, Transportation)	Addition of low-voltage security equipment	This design refinement will help the Sheriff's Office monitor access controls and the flow of person traffic throughout the building.	\$32,211
Project Three (Intake, Release, Transportation)	Addition of security water management system	This design refinement will limit the ability of an inmate to cause damage to plumbing fixtures, and will help conserve project water consumption.	\$53,425
Estimate			\$378,395

The Projects have an eight percent (8%) contingency, totaling \$5,232,000, for the State-funded projects (Projects One and Two), and \$1,420,462 for the County-funded Project Three. Approval of these changes will leave an estimated remaining balance of \$2,092,448 in Project One, and \$857,274 in Project Three in the construction contingency account.

**NEXT RECOMMENDED ACTIONS:**

There are three recommended changes that require Board of Supervisors' approval pursuant to the County's Adopted Change Order Policy.

First, in June 2015, during its review of Design Package 3 (Project One) construction documents, the OSFM determined that the exiting strategies specified by the Request for Proposal (RFP) for use at outdoor recreation locations did not meet the intent of the exiting code, detailed in Title 24. Eight additional interior egress sallyports were required to satisfy the OSFM interpretation of the code exiting requirements. The Project Manager recommends the Board of Supervisors approve this change order for an amount not to exceed \$292,759.

Second is a change to add a security water management system at Project Three detention plumbing fixtures to provide increased ability to prevent inmate abuse to the

plumbing fixtures and to prevent flooding, and additionally, to help conserve project water usage by allowing the Sheriff to electronically control the amount of water the inmates use. The Project Manager recommends the Board of Supervisors approve this change order for an amount not to exceed \$53,425.

Lastly, a change to furnish and install additional low-voltage security electronic devices in Project Three, including numerous door position indicator switches, which will improve safety by helping to monitor access controls and the flow of person traffic through the project. The Project Manager recommends the Board of Supervisors approve this change order for an amount not to exceed \$32,211.

These recommendations have been reviewed with the Board of Supervisors Capital Facilities Committee, comprised of Supervisors O'Brien and Monteith who support this recommendation to the Board of Supervisors.

## **SCHEDULE**

All of the Public Safety Center Expansion Projects remain 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 were completed in Summer 2015. Construction completion for Project One (Maximum Security Housing/Medical/Mental Health) 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 considerable public safety improvement.

## **POLICY ISSUES:**

All of the actions in this item will advance the Board of Supervisors' priority to strive for A Safe Community by increasing detention capacity to meet projected needs and minimize use of alternatives to incarceration for potentially dangerous criminals.

These actions also support the Board's priority to provide Efficient Delivery of Public Services in pursuing State funds to leverage limited County resources effectively.

## **STAFFING IMPACT:**

The recommended actions in this item result in no change to the staffing impacts previously reported for these Projects.

## **CONTACT:**

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