

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 27, 2012**

From: **JJ JAMES DURFEE / JOEL SWIFT** *JS*

Subject: **TESTING AND OPERATION PROFESSIONAL SERVICES FOR THE
SOUTH PLACER ADULT CORRECTIONS FACILITY, PROJECT NO.
4869**

ACTION REQUESTED / RECOMMENDATION: It is requested that your Board:

1. Approve an Agreement with CGL/Kitchell Facility Management, LLC (CGL/K) for professional services for testing and operation of the South Placer Adult Correction Facility (SPACF) for the warranty phase of the project in the amount of \$475,000 and authorize the Chair of the Board of Supervisors to execute the Agreement.
2. Approve a Budget Revision appropriating \$500,000 from Project 4907 Miscellaneous County Building Projects to Project 4869 SPACF Warranty Phase.

BACKGROUND: On June 23, 2009, your Board approved a Design-Build (D-B) Contract with McCarthy Building Company (McCarthy) to deliver the SPACF. McCarthy's contract includes a completion of the construction phase, currently forecast for June 2012. Once the construction phase is complete, the warranty phase will commence and proceed for until such time that the facility is occupied for use. Most of the systems in the facility are covered under a one year warranty while some building systems have longer warranty periods that must be managed. During the warranty phase, extensive testing, operation and preparation for occupancy will need to occur in order to verify compliance with the construction contract and to preserve the integrity of the building systems. For this purpose, staff proposes the use of this professional services contract for comprehensive testing and operation of the facility during the initial one year warranty phase. Upon successful completion of the initial one year warranty phase, contract extensions may be requested for preventative maintenance, ongoing testing and operations, maintenance coordination, occupancy transition and related services.

Until a specific operational plan and timeline for occupancy is prepared and authorized by your Board, the facility will require testing and continued operation of building functions to insure reliability and keep the warranties intact. In addition to basic building systems including HVAC, plumbing, electrical, generator testing and life safety systems, the specialized detention systems will need to undergo stringent testing and development of operational procedures. This professional services contract provides regularly scheduled support of warranty activities along with expertise in basic building systems engineering as well as detention, electronics, surveillance and security system technologies. The services will also include full documentation and set up of Preventative Maintenance programs to be utilized by the County for continued operation of the facility. The contract includes the implementation of a Computerized Maintenance Management System, including bar coding of equipment for long term efficient management of the facility.

This professional services contract is anticipated to complement current contracts for fire alarm, Building Automation Systems, security, generator service and services performed by County staff at other facilities. No current County staff will be displaced by the work performed under this contract. The contract includes options, subject to further action by the Board of Supervisors, for extension of duration and scope, depending on the needs of the County as the use of the facility is ramped up over the coming years.

On December 13, 2011, your Board authorized staff to proceed with a Request for Proposal (RFP) process for securing a professional services contract for testing and operation of the South Placer Adult Correction Facility (SPACF) for the warranty phase of the project. Staff members from Procurement, Sheriff, the CEO and Facility Services were engaged in the RFP evaluation and selection process for the proposed professional services contract. That RFP process is now complete and staff has negotiated a contract with the successful proposer, CGL/Kitchell Facilities Management, LLC. CarterGobleLee, the CGL of CGL/Kitchell, brings nineteen years of nationwide criminal justice facility maintenance experience to the team while Kitchell adds a vast amount of criminal justice construction and construction management experience to the equation. The negotiated contract value for professional services for testing and operation of the SPACF for the twelve months of the warranty phase is \$429,409.52 with \$45,590.48 provided for Additional Services. These Additional services will cover startup transition services if needed and any corrective maintenance outside the scope of warranty service.

Authorization of this contract at this time allows CGL/K to be included in the project closeout and commissioning process in order to ensure a smooth transition into the Warranty Phase for the facility. In order to proceed, staff is requesting that your Board approve the Agreement for professional services with CGL/K for testing and operation for the SPACF.

ENVIRONMENTAL IMPACT: In accordance with Section 21083 of the Public Resources Code and Section 15075 of the California Environmental Quality Act Guidelines, a Notice of Determination for a Mitigated Negative Declaration for the project was recorded and posted on February 27, 2004 by the County Clerk of Placer County. On December 11, 2003, the City of Roseville Planning Commission approved Major Project Permits (MPP 03-02 and MPP 03-03) and a Conditional Use Permit (CUP 03-05) for the South Placer Justice Center project. The environmental documents include the impacts associated with construction of this project.

FISCAL IMPACT: In order to fund this Agreement, a Budget Revision, appropriating \$500,000 from Project 4907 Miscellaneous County Building Projects to Project 4869 SPACF Warranty Phase is necessary. This will fund the first year of contemplated services, contingency and contract management costs. Additional funding has been requested in the FY 2012/2013 Capital Projects Budget for support of the facility beyond the initial 12 month contract term.

JD:MD:JS:RU:SH

ATTACHMENT: BUDGET REVISION

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES
SHERIFF CORONER MARSHALL

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