

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

To: **BOARD OF SUPERVISORS**

Date: **NOVEMBER 4, 2008**

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

Subject: **SOUTH PLACER ADULT CORRECTIONAL FACILITY – DESIGN-BUILD,
PROJECT NO. 4764**

ACTION REQUESTED / RECOMMENDATION: It is requested that your Board take the following actions with regards to the South Placer Adult Correctional Facility (SPAC), Design-Build (D-B) project, planned for construction at the Bill Santucci Justice Center in Roseville:

1. Authorize staff to proceed with the Request for Proposal (RFP) process with the three (3) most qualified D-B firms, established by the Request for Qualifications (RFQ) process.
2. Approve the payment of a stipend, in the amount of \$150,000 each, to the two (2) unsuccessful proposers to assist in defraying the preparation and design cost required to prepare a comprehensive RFP submittal.

BACKGROUND: On March 6, 2007, your Board authorized staff to proceed with the Design-Build project delivery method for Phase I of the South Placer Adult Correctional Facility. Since that time, your Board approved a Consultant Services Agreement with Jay Farbstein & Associates for development of the Needs Assessment and Architectural Program document. On January 22, 2008, a Consultant Services Agreement with Vanir Construction Management was approved to provide comprehensive construction management services in support of the D-B delivery of the SPAC.

On March 11, 2008, your Board approved a Resolution and authorized staff to submit an application to the California Department of Corrections and Rehabilitation (CDCR)/Corrections Standards Authority (CSA) – Public Safety and Offender Rehabilitation Services Act of 2007, in the amount of \$9,389,606. At the time of grant application indications from CDCR/CSA were that new County jail beds would be competitively considered, as well as Re-Entry facilities. Staff submitted the County's application on March 18, 2008 to assist in the funding of a 220-bed housing unit, as a portion of the larger facility, proposed to include an additional 128-bed housing unit and spaces for administration, intake/booking, infirmary, kitchen, laundry, storage, staff support and classification. Staff submitted a well written, comprehensive grant application that provided 220 beds at a cost to the State of under \$43,000 per bed, however the first cycle of grant funding included only Re-Entry facilities.

Since spring of 2008, staff has been working to complete the architectural programming and bidding documents for the D-B process. These include the RFQ document, the RFP document and the design and performance criteria that are critical to guiding the D-B proposers to develop high quality and cost effective design solutions for Phase I of the SPAC. As this memorandum goes to print, cost models for several alternative configurations of the facility program are being developed. The results of this cost modeling will enable staff to evaluate these alternatives, tailor the RFP accordingly and release a document that will result in high quality, cost effective proposals from D-B proposers.

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The RFQ was released in October, with responses due in November. Once the three most qualified D-B teams are identified, they will be invited to respond to the RFP. A response to a D-B RFP requires a detailed study of the architectural program, design criteria and performance criteria, master site planning, schematic design, cost estimating, project management and consulting with permitting agencies. A D-B proposal is very costly to prepare and typically requires hundreds of hours of design and project development time. It is a common accepted practice to provide a stipend to the D-B teams to assist in proposal preparation costs and help ensure receipt of the highest quality submittals. With an estimated construction cost of \$80 million, a stipend in the amount of \$150,000 for the unsuccessful proposer(s) is consistent with industry standards. In order for the proposers to earn the stipend, they would need to submit a complete proposal. The cost of the successful proposal is included in the award amount for the D-B contract. At the end of the proposal process, the County will have determined the top ranked D-B team based upon quality of design and construction cost. The County will retain the rights to use any parts of the other two design submittals that might enhance the project. The proposal process is anticipated to be completed in the first quarter of 2009 and staff will return to your Board at that time with a request to award the D-B contract.

In order to proceed, it is requested that you Board authorize staff to proceed with the RFP process with the three (3) most qualified D-B firms as established by the RFQ, and approve the payment of a stipend, in the amount of \$150,000 each, to the two (2) unsuccessful proposers.

ENVIRONMENTAL IMPACT: 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. 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. The environmental documents include the impacts associated with construction of this project.

FISCAL IMPACT: The proposed 10-Year Capital Project Financing Plan includes this project. The total project cost of Phase I of the South Placer Adult Correctional Facility is projected to be \$98.2 million, based upon an \$80 million construction cost. Funding for this portion of the project is available within current funding levels.

JD:MD:JS:RU:SR

CC: COUNTY EXECUTIVE OFFICE
SHERIFF CORONER MARSHALL
DISTRICT ATTORNEY
PROBATION

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