

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

To: **BOARD OF SUPERVISORS**

Date: **JULY 21, 2009**

From:  **JAMES DURFEE / JOEL SWIFT**

Subject: **CONSTRUCTION MANAGEMENT SERVICES - SOUTH PLACER ADULT
CORRECTIONAL FACILITY, PROJECT NO. 4764**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board approve an Agreement with Vanir Construction Management, Inc. (Vanir) to provide Design/Construction Management (D/CM) services for the South Placer Adult Correctional Facility (SPAC), Project No. 4764, located in Roseville, and authorize the Chairman to execute the Agreement in an amount not-to-exceed \$3,255,114 for D/CM services for the design and construction phase of the SPAC.

BACKGROUND: On January 22, 2008, your Board approved an Agreement with Vanir to provide services through the Design-Build (D-B) selection process for the SPAC. Vanir has demonstrated their qualifications and value as a consultant throughout that selection process, which culminated on June 23, 2009, with the award of the D-B Contract to McCarthy Building Companies, Inc. As indicated on January 22, 2008, staff is returning to your Board with an Agreement for D/CM services. The project is now entering the design and construction phase, which requires skills relevant to design review and construction management services, cost control and estimating, schedule management, building inspection and quality assurance for an estimated thirty months of design and construction. Staff has successfully negotiated an Agreement with Vanir to provide these D/CM services.

In order to proceed, staff is requesting that your Board approve and authorize the Chairman to execute an Agreement with Vanir Construction Management, Inc. for D/CM services, in an amount not to exceed \$3,255,114.

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 (Bill Santucci Justice Center) project. The environmental documents include the impacts associated with construction of this project.

FISCAL IMPACT: Consistent with the contract awarded to McCarthy Building Companies Inc. on June 23, 2009, the total construction cost of the South Placer Adult Correctional Facility is expected to be \$82 million of an estimated total project cost of \$98.2 million. The cost of D/CM services was anticipated in the project budget and there is sufficient funding appropriated in the Capital Project Fund project account for the Vanir Agreement.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: FIRST AMENDMENT

JD:MD:JS:RU:DS:SR

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES
SHERIFF/CORONER/MARSHALL

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