



**MEMORANDUM
FACILITIES MANAGEMENT
BUILDING MAINTENANCE DIVISION**
County of Placer

TO: Honorable Board of Supervisors DATE: July 28, 2020
FROM: Steve Newsom, Director of Facilities Management
By: Dennis Hughes, Building Maintenance Superintendent
SUBJECT: Building Maintenance / Approve Award of Jail Maintenance Services Agreement /
South Placer Adult Correctional Facility and Auburn Jail

ACTION REQUESTED

Approve the award of competitive Request for Proposals No. 20065 to CGL Facility Management, LLC for maintenance and operation services for the Auburn Jail and South Placer Adult Correctional Facility in the maximum amount of \$2,000,000 for the period of August 1, 2020, to July 31, 2021 funded in the FY 2020-21 Building Maintenance Budget.

Approve the option to renew the resulting award for two additional one-year periods in an annual amount not to exceed 110 percent of the original award subject to the Director of Facilities Management approval and concurrence from County Counsel.

Authorize the Director of Facilities Management, or designee, to sign all required documents.

BACKGROUND

Facilities Management requires a qualified firm to provide maintenance and operations services for the Auburn Jail and South Placer Adult Correctional Facility. Services include work in multiple trades in fire alarm and suppression systems, elevators, HVAC systems, plumbing, electrical systems, electronic security systems, and general building maintenance.

Since 2012, Facilities Management has historically provided these services through contracts with a third-party vendor. Prior to 2012, Facilities Management provided maintenance and operations services for the Auburn Jail by County staff. The South Placer Adult Correctional Facility opened in 2012 with maintenance and operations being performed by a third-party vendor. The current agreement expires July 31, 2020.

Procurement and Facilities Management collaborated to develop RFP No. 20065 to solicit proposals and identify the most qualified firm to provide these services for a new agreement.

Notices announcing the availability of RFP No. 20065 were distributed via Procurement's on-line bid system, bids&tenders™. Additional notices were distributed via Procurement's previous platform, Public Purchase. In all, over 270 notices were sent.

Proposals were submitted by two firms: CGL Facility Management, LLC., and George S. Hall of Vacaville.

An evaluation panel consisting of subject matter experts evaluated both proposals in accordance with the criteria published in the RFP. Following interviews of both firms, CGL Facility Management, LLC., was identified as the top-ranked firm. Facilities Management has negotiated the agreement with CGL pending your Board's approval.

Honorable Board of Supervisors

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Page 2

ENVIRONMENTAL IMPACT

This project is exempt from the California Environmental Quality Act pursuant to Section 15301 – that provides for operation, repair, maintenance, or minor alteration of existing structures of facilities not expanding existing uses.

FISCAL IMPACT

The total amount of the agreement is \$2,000,000 and is included in the FY 2020-21 Final Budget for Building Maintenance at no additional net County cost.

ATTACHMENTS

On file at the Clerk of the Board: Jail Maintenance Services Agreement