



**MEMORANDUM
FACILITIES MANAGEMENT
CAPITAL IMPROVEMENTS DIVISION**
County of Placer

TO: Honorable Board of Supervisors **DATE:** September 14, 2021
FROM: Steve Newsom, Director of Facilities Management
BY: Lisa James, Senior Project Manager
SUBJECT: Capital Improvements Division / Competing Design-Build Teams Stipends /
Amendment to Consultant Services Agreements / SB863 Mental Health Facility
and SB844 Vocational Training and Medium Security Facility / Bill Santucci
Justice Center, Roseville, CA

ACTION REQUESTED

1. Approve stipends to be paid to each of the two unsuccessful competing Design-Build teams for the construction of the SB863 Mental Health Facility and the SB844 Vocational Training and Medium Security Facility at the Bill Santucci Justice Center in Roseville CA in the amount of \$50,000 each, totaling an amount not-to-exceed \$100,000, and authorize the Director of Facilities Management, or designee, to issue the stipends.

2. Approve the First Amendment to the Consultant Services Agreement with Vanir Construction, Inc., to provide additional Architectural and Engineering Services for the South Placer Adult Correctional Facility SB863 Acute Mental Health – Due Diligence and Performance Criteria for \$20,012, for a revised contract amount not-to-exceed \$275,922.

3. Approve the First Amendment to the Consultant Services Agreement with Vanir Construction, Inc., to provide additional Architectural and Engineering Services for the South Placer Adult Correctional Facility SB844 Medium Security Housing and Vocational Training – Pre-Construction Services for \$29,988, for a revised contract amount not to exceed \$716,505.

BACKGROUND

On August 18, 2015, your Board approved a Resolution authorizing the Sheriff's Office to submit an application to the Board of State and Community Corrections (BSCC) Jail Construction Financing Program under Senate Bill 863 for \$40 million for the construction of a Mental Health Facility (SB863 Project). In November of 2015, Placer County was conditionally awarded a \$9.5 million partial award of the \$40 million. The Sheriff again returned to your Board on February 21, 2017, for approval to submit an application to the BSCC Jail Construction Financing Program under Senate Bill 844 for \$30 million for the construction of the Vocational Training and Medium Security Facility (SB844 Project). In June of 2017, Placer County was conditionally awarded the \$30 million. Through State funding, the SB863 and SB844 projects collectively referred to as the "SB Projects," will bring \$39.5 million in BSCC funding with the County contributing a 10% cash match (\$3.9 million) plus additional funding to bridge project funding gaps.

Honorable Board of Supervisors

September 14, 2021

Capital Improvements Division / Competing Design-Build Teams Stipends / Amendment to Consultant Services Agreements / SB863 Mental Health Facility and SB844 Vocational Training and Medium Security Facility / Bill Santucci Justice Center, Roseville, CA

Page 2

On May 26, 2017, the County entered into a Project Delivery and Construction Agreement (PDCA) with the State Public Works Board (PW Board) and BSCC for the Design-Build of the SB863 Project. The new 13,238 square foot building will be single-story providing housing, programming, treatment space, 45 beds with three 15-bed pods containing individual cells, dayrooms, recreation yards, central officer custody station, multipurpose counseling/interview rooms, exam rooms, and miscellaneous support spaces. A separate and secure corridor will be built to connect the new building to the existing jail. The project will include electrical, plumbing, mechanical, heating, ventilation, and air conditioning, security system, site improvements, fire protection systems, emergency generator, fencing, and all necessary appurtenances.

On November 9, 2018, the County entered into a PDCA with the PW Board and BSCC for Design-Build of the SB844 Project. The new 39,050 square foot building is a stand-alone, single-story jail facility with a mezzanine. The building includes two new housing units with 120 dorm-style, single and double bunks, dayrooms, recreation yards, and multipurpose classrooms for programming. The building will also include vocational shops, in-person and video visitation, a public lobby, office space for administrative and staff support, laundry facilities, and medical and behavioral health space. The project will include utilities, electrical, plumbing, mechanical, heating, ventilation, air conditioning, chase, communication/data, fire protection system, sally port, upgraded fencing and parking, an emergency generator, and all necessary appurtenances. The new building will be attached to the existing minimum-security jail via a securely enclosed corridor.

On August 27, 2019, the Sheriff's Office presented an operational update to your Board and received approval to move forward with these projects. Once both projects are complete and operational, the Sheriff's Office will have added 165 jail beds at the South Placer Jail, and reduce 100 jail beds elsewhere in the system, for a total of 965 jail beds systemwide. The Sheriff's Office reported that while there is a need to add additional Correctional Officer/Sergeant allocations to operate the SB863 Project, estimated first-year operating costs of \$4.4 million are intended to be fully offset through a contract with the Department of State Hospitals. It was also reported that staffing for the SB844 Project would remain neutral with the re-assignment of Correctional Officers.

SB Projects Next Steps

Real Estate Documents

To date, the SB Projects have been delayed pending final PW Board approval pursuant to the PDCA for each project. Due diligence associated with the issuance of lease revenue bonds, requires the PW Board's satisfaction of real estate due diligence involving review of current easements and the preparation of several transactional documents for the SB863 and SB844 Projects (Ground Lease, Easement Agreement for Grants of Access, Utility and Repairs, Right of Entry for Construction and Operation, BSCC Agreement, and a Facility Sublease ("Real

Honorable Board of Supervisors

September 14, 2021

Capital Improvements Division / Competing Design-Build Teams Stipends / Amendment to Consultant Services Agreements / SB863 Mental Health Facility and SB844 Vocational Training and Medium Security Facility / Bill Santucci Justice Center, Roseville, CA

Page 3

Estate Agreements”). With the PW Board’s due diligence nearing completion, Real Estate Services Division is now prepared to recommend approval of these Real Estate Agreements through a separate item being presented to your Board today.

Vanir Construction, Inc. Consultant Services Agreements

The PDCAs also require the PW Board’s approval of the SB Projects’ scope and Design-Build solicitation. Consequently, the Consultant Services Agreements (CSAs) with Vanir Construction, Inc. previously authorized by your Board (i.e., CSA for SB844 Project at \$686,517 and CSA for SB863 Project at \$255,910) require amendments for preparation of documentation in response to the BSCC and PW Board requests and additional preconstruction services. Contingent on your Board’s approvals related to the Real Estate Documents, Capital Improvements is seeking approval of CSA amendments for the SB844 Project by \$20,012 and for the SB863 Project by \$29,988.

Phase 2 Design-Build Request for Proposals

Subject to your Board’s approval of Real Estate Agreements and the PW Board’s approval of the SB Projects’ scope and Design-Build solicitation, Phase 2 of the Request for Proposals (RFP) for the award of Design-Build contracts for the SB863 and SB844 Projects can proceed. Phase 1 of the RFP was issued by Procurement Services Division in November 2019 which resulted in the recommendation to move three Design-Build teams to Phase 2 of the RFP. The teams are C/S Broward Builders / Arrington Watkins Architects, Roebbelen Contracting, Inc. / Nacht and Lewis, and Sletten Companies / DLR Group. One of the three competing Design-Build teams will be selected for the Design-Build contract and it is common in Design-Build competitions to award stipends to unsuccessful teams as compensation for the effort expended pursuing projects. The County will have ownership rights to the submitted proposal documents and the intellectual property contained therein and may choose to incorporate any designs, elements, ideas, or features of the unsuccessful proposal documents during the subsequent development of the project design performed by the Design-Build team awarded the project. Capital Improvements staff anticipates it will return to your Board in late early 2022 to recommend award of two contracts to the recommended Design-Build team to design and construct the SB Projects with estimated construction completion in early 2024. Therefore, staff recommends that your Board approve the award of \$50,000 stipends to each of the two unsuccessful competing Design-Build teams in an amount not to exceed \$100,000, and authorize the Director of Facilities Management, or designee, to issue the stipends. The RFP indicates that the County will award two separate construction contracts to allow for separate tracking of project costs. Staff will return to your Board for award of these contracts after selection and determination of the two separate Design-Build proposals.

Honorable Board of Supervisors

September 14, 2021

Capital Improvements Division / Competing Design-Build Teams Stipends / Amendment to Consultant Services Agreements / SB863 Mental Health Facility and SB844 Vocational Training and Medium Security Facility / Bill Santucci Justice Center, Roseville, CA

Page 4

ENVIRONMENTAL IMPACT

The impacts of this project were anticipated in the 2004 mitigated negative declaration for the Bill Santucci Justice Center. The project will comply with all of the City of Roseville's Major Project Permitting requirements.

FISCAL IMPACT

The cost of the stipends totaling \$100,000 and the CSAs amendments totaling \$50,000 are budgeted in the FY 2021-22 Capital Fund Project PJ00084 Jail SB863 Mental Health Facility and PJ00110 Jail SB844 Vocational Center as a part of the Five-Year Capital Improvement Plan. SB863 has a total estimated project cost of \$13,795,488 with a State share of \$9,500,000 and a County share of \$4,295,488. Currently, the County has funded \$3,395,841. SB844 has a total estimated project cost of \$35,198,479 with a State share of \$30,000,000 and a County share of \$5,198,479. Currently, the County has funded \$3,624,620.

The total project costs will be updated after selection of a Design-Build team, which will include inflation since FY 2017-18. At such time, a funding request will be brought to the Board as necessary to complete the two projects. Pursuant to the PDCA, the County can decide to not proceed with either of the SB Projects in the event that project costs exceed available funding.

ATTACHMENTS

PowerPoint