

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

To: **BOARD OF SUPERVISORS**  
From: **JAMES DURFEE / JOEL SWIFT**

Date: **JUNE 23, 2009**

Subject: **SOUTH PLACER ADULT CORRECTIONAL FACILITY, PROJECT NO. 4764 AWARD OF DESIGN-BUILD CONTRACT TO MCCARTHY CONSTRUCTION**

**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 No. 4764, planned for construction at the Bill Santucci Justice Center in Roseville:

1. Award the proposal for the design and construction of the SPAC, Project No. 4764 to the D-B team of McCarthy Construction/HDR Architects (McCarthy/HDR), in the amount of \$78,988,000, including the Base Proposal and Option 2, and upon County Counsel's review and approval of required bonds and insurance, authorize the Director of Facility Services to execute a contract and any required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.
2. Approve and authorize the Auditor to issue the payment of a stipend, in the amount of \$150,000 each, to the two (2) unsuccessful proposers: Hensel-Phelps/KMD (HP/KMD) and JE Dunn/DLR (JED/DLR).

**BACKGROUND:** On November 4, 2008, your Board authorized staff to proceed with the Request for Proposal (RFP) process with the three (3) most qualified D-B teams, established during the Request for Qualifications (RFQ) process for Design-Build delivery of Phase I of the South Placer Adult Correctional Facility. Those D-B Teams were McCarthy/HDR, HP/KMD and JED/DLR. On that date, your Board also authorized payment of a stipend to the two (2) unsuccessful proposers, in the amount of \$150,000 each.

The RFP was released on January 26, 2009. An on-site pre-proposal project orientation meeting was held on January 30<sup>th</sup>, followed by a series of three confidential all-day design review meetings from February through April with each D-B team. The design review meetings provided an opportunity for the evaluation committee and appropriate staff to review, critique and assist each D-B team in the development of their solutions to the RFP in a confidential setting. This process culminated in the submittal of three responsive proposals on May 8<sup>th</sup>, with formal presentations on May 13<sup>th</sup> and cost proposals submitted on May 15<sup>th</sup>. The cost estimate for Design-Build services and construction to provide a fully functional and operational facility was \$80,000,000. Two proposal options were included in the RFP; Option 1, for an additional 120 general population beds and Option 2, for an additional 60 beds of minimum security housing.

Over the last three weeks of May, the evaluation committee comprised of Sheriff Captain - George Malim, Corrections Consultant – Steve Reader, Joel Swift, Rob Unholz, Jerry Minta and Dennis Salter of Facility Services and Dennis Dickerson of Vanir Construction Management, conducted a comprehensive review of each of the submitted proposals. The proposals were evaluated based on "Best Value" criteria, as required in the Public Contract Code, with an emphasis on functionality, maintainability and operational and staff efficiencies. The Correctional Food Services Manager, California Forensic Medical Group (CFMG), the contract medical provider and appropriate Correctional and Facilities staff were involved in the evaluations, reviewing their respective areas of expertise, and assisting the committee. In addition, communications and security consultants analyzed the radio, telecommunications and security portions of the proposals. Once the evaluations were completed and scored, the cost proposals were opened and calculated into the Best Value determination. The total score of the rankings were calculated with the proposed D-B cost, resulting in a ranking of the Best Value. As indicated in the table below, the McCarthy/HDR team ranked as the team providing the Best Value with HP/KMD ranking in second place and JED/DLR ranking in third place.

	<b>McCarthy/HDR</b>	<b>Hensel Phelps/KMD</b>	<b>JE Dunn/DLR</b>
Base Bid	\$ 76,998,000	\$ 91,411,000	\$ 88,950,000
Option 1 - Add 120 Medium Security Beds	\$ 9,790,000	\$ 11,000,000	\$ 12,000,000
Option 2 - Add 60 Minimum Security Beds	\$ 1,990,000	\$ 2,574,000	\$ 4,650,000

	<b>Best Value Calculation</b>		
Combined Average Score (Maximum of 400)	308.5667	276.6190	162.6143
Total Cost (from above, in \$M)	76.9980	91.4110	88.9500
Best Value (Highest Number = Best Value)	4.0075	3.0261	1.8282

McCarthy/HDR ranked highest in Best Value based on a comprehensive list of scoring criteria that includes adherence to the project program, design of a facility that maximizes the efficiency of staffing, reduction of inmate movement and design features that provide a safe and secure environment for the public, staff and inmates. The McCarthy/HDR

proposal also presented the lowest projected energy usage and annual maintenance costs, approximately 10% lower than other proposals.

The project is the first phase of a 980 bed adult correctional facility located at the Bill Santucci Justice Center. Phase I is a 187,000 square foot, 330 bed adult correctional facility consisting of 120 general population beds, 90 specialty housing beds, 60 sheltered housing beds, 60 minimum security beds, a medical unit, administration, intake/booking/transportation, a subterranean connection to inmate holding in the South Placer Courthouse, vehicle sallyport, correctional kitchen, laundry, staff support, warehouse and facility maintenance space. The facility is designed to accommodate the possible future addition of a State funded courtroom and expansion of minimum, medium and maximum security detention.

It is the recommendation of staff to accept Proposal Option 2, an additional 60 bed minimum security housing pod. This will increase the capacity of Phase I of the SPAC to 390 beds and is proposed to replace one of the 45-year-old minimum security men's barracks at the Placer County Government Center. Upon the opening of the SPAC, the remaining men's barracks, women's barracks and correctional laundry are proposed to be relocated to Housing Unit 3 and the existing correctional kitchen facility at the Auburn Jail. This relocation will require minor modifications to Housing Unit 3, as well as reuse of the space housing the existing correctional kitchen to accommodate the correctional laundry that serves the Auburn facility.

Staff recommends proceeding with this critical project at this time for several reasons. The current economic condition has resulted in a significant decrease in construction costs; virtually all of the cost drivers in the construction industry have seen cost decreases due to the slowdown, resulting in the most attractive construction pricing in many years. Despite the current downturn in population growth in Placer County, growth in this area will ultimately continue, increasing demand for detention capacity. Demand for beds will also undoubtedly be impacted by anticipated shifts in inmates from the State to local jurisdictions. Finally, exercising the Conditional Use Permit granted by the City of Roseville requires completion of Phase I by 2013. Failure to exercise this Permit would result in the need to complete a new environmental document and acquire new entitlements, potentially resulting in significant cost increases and further delays in providing the needed expansion space.

In order to proceed, it is requested that your Board award the proposal for the design and construction of the SPAC, Project No. 4764 to the D-B team of McCarthy/HDR, in the amount of \$78,988,000, including Option 2; and approve and authorize the Auditor to issue the payment of a stipend, in the amount of \$150,000 each, to the two (2) unsuccessful proposers: HP/KMD and JED/DLR.

**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:** This project is included in the 10-Year Capital Project Financing Plan, as approved by your Board on April 21, 2009. The total project cost of Phase I of the South Placer Adult Correctional Facility is projected to be \$98,200,000, based upon a \$78,988,000 Design-Build contract. This project was master planned in the 1999 update to the Criminal Justice Master Plan and anticipated for construction to comply with our Conditional Use Permit with the City of Roseville. Funding has been planned for and set aside for the last several years. There is currently \$55.7 million committed, consisting of \$29.7 million in General Fund and \$26 million in Capital Facility Impact Fees (CFIF). The remaining \$42.5 million is planned to be funded from an additional \$17.5 million from the General Fund and \$25 million from CFIF.

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CC COUNTY EXECUTIVE OFFICE  
SHERIFF CORONER MARSHALL  
DISTRICT ATTORNEY  
PROBATION

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