

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

To: **BOARD OF SUPERVISORS**

Date: **MARCH 16, 2010**

From: **JAMES DURFEE / JOEL SWIFT** 

Subject: **SOUTH PLACER ADULT CORRECTIONAL FACILITY – CONTRACT CHANGE ORDER 9, PROJECT NO. 4764**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board approve and authorize the Chairman to execute Contract Change Order (CCO) 9, for the South Placer Adult Correctional Facility (SPACF), in the amount of \$1,592,951.

BACKGROUND: On June 23, 2009, your Board approved a Design-Build (D-B) Contract, in the amount of \$78,988,000, with McCarthy Building Company (McCarthy) to deliver the SPACF. To date, there have been eight CCO's approved to facilitate required design revisions, totaling an additional \$786,459. This brings the current contract total to \$79,774,459. These costs were anticipated in the project budget. In the traditional Design-Bid-Build delivery model, the CCOs to date would normally be absorbed in the project's design contingency. Identification and approval of these changes in the design phase helps assure that construction change orders are minimized.

In accordance with Section 20142 of the Public Contract Code, your Board's approval is required for any CCO in excess of \$150,000. CCO 9 consists of Proposed Change Orders (PCO) #43, #49 & #55:

PCO #43 (\$835,455) is required to comply with the City of Roseville Sewer Ordinance. Based on initial discussions with the City of Roseville Environmental Utilities Department the Design-Build RFP required the installation of a waste macerator system specified as a "Muffin Monster System". After the Design-Build Contract was awarded to McCarthy, the City upgraded its requirement to include an Auger Monster System in conjunction with the Muffin Monster to ensure that no inorganic matter was released to the Pleasant Grove Sewer Treatment Plant. The Auger Monster system grinds all material and extracts matter prior to release from the SPACF site. This PCO includes all equipment, construction of a subterranean vault and related materials for the system as required by the City of Roseville.

PCO #49 (\$473,819) is a Cell Modesty Revision required by the Corrections Standards Authority (CSA). The front wall of the inmate housing cells is designed to provide for observation of inmates by the correctional staff. This ability to observe, however, must be balanced with the CSA requirement for inmate privacy. Schematic Design review with CSA resulted in development of several design solutions intended to address and resolve this issue. After the award of the contract to McCarthy, the CSA redefined the criteria for a cell design that would meet the modesty requirement, while providing adequate visibility for the correctional staff. This design required a change in the cell configuration that reduced the width and increased the depth, effecting overall housing unit footprints and structural design.

PCO #55 (\$283,677) replaces skylights with north facing clerestory glazing to provide compliance with the CSA dayroom day lighting requirements. North facing "banks" of clerestories will provide a more even and diffused natural light in the housing unit dayrooms, as opposed to the more concentrated light and shadow contrast provided by skylights and provide a higher quality operational environment for correctional staff. There are modest energy savings and improved visibility and security with the clerestory glazing.

In order to proceed with this project, it is recommended that your Board approve CCO 9 in the amount of \$1,592,951.

ENVIRONMENTAL CLEARANCE: 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: There is sufficient funding appropriated in the Capital Projects Fund project account to provide full funding for this Contract Change Order.

JD:JS:RU:DS:SH

CC: COUNTY EXECUTIVE OFFICE
SHERIFF

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