



# Mendocino County

## Legislation Details (With Text)

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**File created:** 7/1/2019 **In control:** Executive Office  
**On agenda:** 7/16/2019 **Final action:**  
**Title:** Discussion and Possible Action Regarding SB 844 Jail Expansion Project Status Update Including Authorization to Establish a Separate Capital Project for Offsite Improvements in the Amount of \$300,000 and Update on Construction Management Services Agreement with Vanir Construction Management in an Amount of Approximately \$1,500,000  
(Sponsors: Executive Office and Sheriff-Coroner)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Project Update Design Development Mendocino SB 844 Final, 2. Offsite Improvement proposed project, 3. Submitted Budget Summary Table DD 20190626, 4. Submitted Detail Estimate - DD 20190626, 5. Submitted 3 Page Estimate @ DD 20190626, 6. Design Development Floor Plan 1-17-2019

Date	Ver.	Action By	Action	Result
7/16/2019	1	Board of Supervisors		

**To: Board of Supervisors**

**From:** Executive Office and Sheriff-Coroner

**Meeting Date:** July 16, 2019

**Department Contact:** Steve Dunnicliff

**Phone:** 463-4441

**Department Contact:** Captain Tim Pearce

**Phone:** 463-4559

**Item Type:** Regular Agenda

**Time Allocated for Item:** 20 Minutes

**Agenda Title:**

Discussion and Possible Action Regarding SB 844 Jail Expansion Project Status Update Including Authorization to Establish a Separate Capital Project for Offsite Improvements in the Amount of \$300,000 and Update on Construction Management Services Agreement with Vanir Construction Management in an Amount of Approximately \$1,500,000  
(Sponsors: Executive Office and Sheriff-Coroner)

**Recommended Action/Motion:**

Receive update on SB 844 jail expansion project status; authorize the Facilities and Fleet Division Manager to establish a separate capital project offsite improvements in the amount of \$300,000 and receive update on Construction Management Services Agreement with Vanir Construction Management in an amount of approximately \$1,500,000.

**Previous Board/Board Committee Actions:**

On September 23, 2013 and again on August 4, 2015, resolutions were authorized to pursue grant funding for jail improvements; these applications were unsuccessful. On February 7, 2017, Resolution 17-019 authorized submittal of a proposal for funding through the Adult Local Criminal Justice Facilities Construction Financing Program (Senate Bill 844) for additional specialty housing and expanded program, training, and mental healthcare space at the County jail. The County's proposal was ultimately successful in securing \$25 million in state reimbursement; this item also authorized local match of approximately \$1.047 million. On December 19, 2017, an agreement was approved with Nacht & Lewis, in the amount of \$2.901 million, for architectural services related to this project. On April 24, 2018, a modification to the project location was approved with a local match increase of approximately \$1,000,000. FY 19-20 budget includes a \$500,000 increase in local match to this project for a total project cost of approximately \$27,547,000.

### **Summary of Request:**

On June 26, 2019 staff submitted a design development package to the Board of State and Community Corrections (BSCC) for review and approval including the updated budget estimate, schedule and project drawings. These submittal documents are attached.

### **OFFSITE IMPROVEMENT PROJECT:**

The design developed for this project has included improvements to existing parking areas and the development of new parking between Low Gap Road and the upper Little League ballfield to offset the loss of parking at the new Jail Expansion site next to the County's Facility & Fleet operations. Collectively referred to as "Offsite Improvements", this work must be funded with local match. Staff is recommending that these Offsite Improvements, collectively estimated to cost \$300,000, be developed separately from and prior to the start of the Jail Expansion project for several reasons:

1. The relocation of Facilities and Fleet parking from the back lot to other areas around the warehouse will alter the operation of the garage and fleet management and our interaction with all county departments using county vehicles. It will be in the best interest of the County to complete the operational changes in advance of the start of the Jail Expansion project.
2. Including these Offsite Improvements in the main construction contract for the Jail Expansion will increase the project duration and add a level of uncertainty for the contractors due to the need for the improvements to be completed before facilities can relocate the vehicles and give the jail construction site to the Contractor.
3. Completion of these offsite improvements now will reduce the cost escalation project increases that would otherwise accrue.

Funding for the Offsite Improvement Capital Improvement project would be from existing funds budgeted for the Jail Expansion Project.

### **CONSTRUCTION MANAGEMENT CONTRACT AWARD:**

Construction Management is a critical function in any successful construction project, and due to the technical nature of detention facilities and the extensive compliance requirements for public projects and BSCC funding these services should be provided by an outside contractor. On February 21, 2019, the County issued Request for Proposal 07-19 for Construction Management Services for the Jail Expansion Project. At the submission deadline on April 4, the County received one proposal, from Vanir Construction Management, Inc. of Sacramento. Subsequent negotiations have resulted in a proposal that staff is recommending for award. This agreement, in an amount of approximately \$1.5 million, is being prepared for Board of Supervisors consideration as a consent calendar item in July or August, 2019.

Funding for the Construction Management Contract will be from the Jail Expansion Project Budget.

### **Alternative Action/Motion:**

Provide direction to staff, potentially including to develop phasing documents within the Jail Expansion Project to include the Offsite Improvements and allow time for relocating Facilities and Fleet after completion.

**Supervisory District:** District 2

**vote requirement:** Majority

**Supplemental Information Available Online At:** N/A

**Fiscal Details:**

**source of funding:** 1712 Capital Projects

**current f/y cost:** \$100,000

**annual recurring cost:** Estimated at \$200,000

**budgeted in current f/y:** Yes

**if no, please describe:**

**revenue agreement:** No

**budget clarification:** Total offsite improvements expected to cost approximately \$300,000, with \$100,000 expended in the current fiscal year and the balance in the next fiscal year.

**Agreement/Resolution/Ordinance Approved by County Counsel:** N/A

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**CEO Liaison:** Executive Office

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

Executed By: Lindsey Dunham, Deputy Clerk I

Date: July 17, 2019

Final Status:**Approved**

