



Mendocino County

Legislation Details (With Text)

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On agenda: 9/28/2021 **Final action:**
Title: Discussion and Possible Action Including Acceptance of a Presentation Related to New Jail Facility Including Update on Timeline for Completion and Construction Costs; and Direction to Staff Related to the \$3.6 Million in Estimated Additional Funding That Will be Necessary to Award Construction Contracts for the Project
(Sponsors: Executive Office and Sheriff-Coroner)

Sponsors:

Indexes:

Code sections:

Attachments: 1. MENDO 844 Milestone Sched 20210823 version_1, 2. 2021-09-28 BOS Project Update Mendocino SB 844 Final

Date	Ver.	Action By	Action	Result
9/28/2021	1	Board of Supervisors		

To: Board of Supervisors

From: Executive Office and Sheriff -Coroner

Meeting Date: September 28, 2021

Department Contact: Sheriff Kendall
Department Contact: Captain Pearce
Department Contact: Steve Dunncliff

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Item Type: Regular Agenda

Time Allocated for Item: 30 minutes

Agenda Title:

Discussion and Possible Action Including Acceptance of a Presentation Related to New Jail Facility Including Update on Timeline for Completion and Construction Costs; and Direction to Staff Related to the \$3.6 Million in Estimated Additional Funding That Will be Necessary to Award Construction Contracts for the Project
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Recommended Action/Motion:

Accept the presentation related to the new jail facility including update on timeline for completion, construction costs; and provide direction to staff related to the \$3.6 million in estimated additional funding anticipated as necessary to complete this project.

Previous Board/Board Committee Actions:

On February 7, 2017, Resolution 17-019 authorized the Sheriff's Office 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 and authorized an appropriation for the local match portion of the project of approximately \$1.047 million. The County's proposal was ultimately successful in securing \$25 million in state reimbursement. 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; an increase to the local match of approximately \$1,000,000 was also approved. FY 19-20 budget included an additional \$500,000 appropriation to increase the local match to this project. On July 16, 2019 the Board authorized creation of a separate Capital Project for parking improvements associated with the new jail, to be funded with \$300,000 of the committed match funding. On October 1, 2019, the Board approved a Construction Management Contract Award to Vanir and requested additional information regarding insulation and mechanical systems in the new building. The Board requested an energy assessment of this new facility, and decided to utilize electric heat pumps with increased expense as a carbon reduction strategy. On February 9, 2021 the Board approved modification of land pledged by the County as security for Certificates of Participation issued in 2012, so the footprint of this new project was not otherwise encumbered and available as security for the State's new funding. As a component of the FY 20-21 mid-year budget process, \$250,000 was allocated to the project to fund the electric heat pumps.

Summary of Request:

As a designated "small" jurisdiction, Mendocino County applied for and received a maximum award for design and construction of a 21,000 square foot stand-alone, one story building with a sloped roof system. The project is adjacent to the existing jail facility and it will provide housing, programming, medical and mental health treatment space and a new public visiting center. Housing will include 60 maximum-security beds, a safety cell, recreation yards, central control, medical exam room, dental exam room, clinical suite, program/group rooms and staff support space. Due to the COVID-19 pandemic and changes in the way the Department of Finance reviewed/approved this project, completion of the new jail is one year behind schedule. Occupancy of the new jail is expected to occur at the end of June, 2024. Market conditions have changed significantly during the course of this project's development, and an estimated \$3.6 million funding shortfall now exists. The California Construction Cost Index (CCI) increased dramatically from June 2019, by approximately 14.5%. Specific issues impacting costs include:

- Shortages of construction materials, parts, and equipment
- The cost of steel and other construction materials has increased due to tariffs
- Manufacturers cannot keep up with demand due to supply chain disruptions
- Shortage of craft workers and sub-contractors from pent up demand for construction work
- Lack of competition, all leading to higher bid prices

The estimated project cost to build this new facility is now \$31.4 million, which includes both the updated construction costs and other estimated project costs. The budget shortfall is estimated to be \$3.6 million. Since the inception of this project, staff have been focused on the cost escalation of the project, and value-engineering to the design was completed at every step. This resulted in significant changes to the proposed facility; it was physically moved to reduce construction costs, the roof and wall structures were modified, and square footage was reduced along with overall footprint.

Without additional funding, addressing the shortfall of \$3.6 million would require elimination of attorney and family visiting rooms, and relocation of the medical suite to a second floor above the housing unit. This type of modification impacts the functionality and mission of the project that the County's funding application was approved for, and will not alleviate existing deficiencies at the current jail facility. These modifications would require additional approvals from the State, likely causing additional delays and related cost escalation which will be significant based on recent experience.

Alternative Action/Motion:

Do not receive the presentation; provide direction to staff.

How Does This Item Support the General Plan? N/A

Supervisory District: All

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: BU 1712

current f/y cost: N/A

annual recurring cost: N/A

budget clarification: The State has committed \$25 million for construction of this new jail, and the Board has allocated \$2,796,740 as local match. With the Board's previous allocation of \$300,000 in local match for park improvements, it is estimated that an additional \$3.6 million of local match will be necessary for the project before bidding.

budgeted in current f/y: No

if no, please describe:

revenue agreement: N/A

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

CEO Liaison: Executive Office

CEO Review:

CEO Comments:

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Executed By: Atlas Pearson, Deputy Clerk I

Date: September 30, 2021

Final Status: **Approved**

