



Monterey County

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Board Report

Legistar File Number: 15-1373

December 15, 2015

Introduced: 12/9/2015

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Adopt a resolution:

- a. Approving the Working Drawings (Plans and Specifications) for the New Juvenile Hall, Project No. 8811, Bid Package No.10560 (Project);
- b. Approving Request For Qualifications 10550 List of Prequalified Contractors Eligible to Bid on the Construction Contract for the New Juvenile Hall, Project No. 8811;
- c. Authorizing submittal of the approved Working Drawings (Plans and Specifications) to the Board of State and Community Corrections for State approval of Working Drawings and Proceed to Bid.
- d. Authorizing the RMA-Director of Public Works, upon obtaining State approval to Proceed to Bid, to advertise for bids and issue the approved Working Drawings (Plans and Specifications) to the Prequalified Contractors Eligible to Bid on the Construction Contract for the New Juvenile Hall, Project No. 8811; and
- e. Authorizing and directing the County Administrative Officer, Resource Management Agency Director, and Chief Probation Officer to take such other further actions as may be necessary or appropriate to move the Project to construction to meet State milestone requirements as defined under the SB 81 2007 Youthful Offender Rehabilitative Facility Construction Funding Program.

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution:

- a. Approving the Working Drawings (Plans and Specifications) for the New Juvenile Hall, Project No. 8811, Bid Package No.10560 (Project), and authorizing the RMA Director of Public Works to advertise for bid;
- b. Approving Request For Qualifications 10550 List of Prequalified Contractors Eligible to Bid on the Construction Contract for the New Juvenile Hall, Project No. 8811;
- c. Authorizing submittal of the approved Working Drawings (Plans and Specifications) to the Board of State and Community Corrections for State approval of Working Drawings and Proceed to Bid.
- d. Authorizing the RMA-Director of Public Works, upon obtaining State approval to Proceed to Bid, to advertise for bids and issue the approved Working Drawings (Plans and Specifications) to the Prequalified Contractors Eligible to Bid on the Construction Contract for the New Juvenile Hall, Project No. 8811; and
- e. Authorizing and directing the County Administrative Officer, Resource Management Agency Director, and Chief Probation Officer to take such other further actions as may be necessary or appropriate to move the Project to construction to meet State milestone requirements as defined

under the SB 81 2007 Youthful Offender Rehabilitative Facility Construction Funding Program.

SUMMARY:

Approval of the above actions will enable the County to submit the Working Drawings (Plans and Specifications) to the Board of State and Community Corrections (BSCC) for approval of Working Drawings and Proceed to Bid. Upon the BSCC approval to Proceed to Bid, the resolution authorizes the RMA-Director of Public Works to advertise for bids in an adjudicated newspaper of general circulation and issue construction documents to the Project's prequalified contractors, and directs the CAO, Resource Management Agency Director, and Chief Probation Officer to take such other further actions as may be necessary or appropriate to move the Project to construction to meet State milestone requirements as defined under the SB 81 2007 Youthful Offender Rehabilitative Facility Construction Funding Program.

The anticipated schedule for the advertising of the Project is January 21, 2016, with the bid opening set for Thursday, April 7, 2016, at 2:00 p.m., in the Board of Supervisors' Conference Room 1032, Monterey County Government Center, 168 West Alisal Street 1st Floor, Salinas, California 93901.

DISCUSSION:

The Project will replace the original 1950 facility. The new facility will be constructed in phases with existing buildings demolished to make way for a new recreation yard and support buildings. Upon completion, the 120-bed facility will provide approximately 63,438 square feet (sf) of total building area and approximately 100,108 sf of site improvements on approximately 9.2 acres of county-owned land at 1420 Natividad Road, Salinas, CA (See Attachment A Project Description & Location Map). Work is scheduled to begin in June 2016, with completion in July 2018. A "Notice to Bidders" will be duly advertised in a newspaper of general circulation per Public Contracts Code Sec 20150.8.

On May 19, 2015, the Board of Supervisors adopted a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Project in compliance with the California Environmental Quality Act. The Architect's Estimate for construction of the base bid elements is \$38,092,591.

Due to the Project's large scope, specialized corrections construction components, and aggressive schedule, County staff determined that prequalification of contractors was vital to the success of the Project. Accordingly, on October 8, 2015, RMA-Public Works issued and advertised RFQ 10550, Request for Contractor Prequalification for the New Juvenile Hall, Project 8811. RFQ 10550 (Attachment B) was drafted based on the prequalification guidelines and model forms developed by the Department of Industrial Relations (DIR) in collaboration with California public agencies, cities, and counties. Six contractors submitted their statement of qualifications by the required submittal deadline. Two additional packets were received after the prescribed deadline. The six timely submittals were evaluated by CAO, Public Works and Probation staff utilizing DIR guidelines for evaluating contractors and developing a listing of prequalified contractors. Other criteria evaluated beyond the contractor's qualifications included experience in delivering California correctional projects of a similar size to the County's Project, on budget, on schedule, and of proven construction quality, key personnel proposed to manage the Project, financial stability, litigation history, and client references. Five

of the six construction firms met the DIR minimum guidelines and were prequalified by the evaluators. All contractors listed on Attachment C, RFQ 10550 Prequalified Contractors Eligible to Bid on the Construction Contract for the New Juvenile Hall, Project No. 8811, have been determined fully qualified to construct a correctional facility of similar scope and size as the County's Project. Prequalification of these contractors does not preclude the County from conducting a post-bid evaluation of whether a bidding contractor has the quality, fitness, experience, competency, capability, and demonstrates the requisite trustworthiness to complete a project of this type. When approved by the Board of Supervisors, the Prequalification List will remain valid until the construction contract is awarded, or, in the unlikely event, should the County provide notice that no award will be made. An appeal procedure for a contractor that does not meet the minimum evaluation criteria is outlined on RFQ 10550.

Staff will be exploring alternatives to Contractor's traditional builders risk, general liability and workmen's compensation insurance for the project. These alternatives include Owner Controlled Insurance Programs (OCIP) and Contractor Controlled Insurance Programs (CCIP). Bid documents may be revised by addendum prior to receipt of bids to include one of these alternatives as a potential cost savings mode once all details relative to these programs has been sufficiently reviewed, vetted, and coordinated with current contract document requirements.

OTHER AGENCY INVOLVEMENT:

The Capital Improvement and Budget committees supported the issuance of RFQ 10550 Prequalification of Contractors for this Project. RMA-Public Works coordinated with Monterey County Probation Department and County Administrative Office Contracts/Purchasing to develop the Plans and Specifications and continues to work jointly with the Board of State and Community Corrections to meet all State-mandated milestones to maintain the conditional award of the Project.

FINANCING:

There is no impact to the General Fund as a result of the recommended action. On January 15, 2013, the Board approved a Five-Year CIP financing plan, which includes the Project. In addition to a \$35,000,000 State grant, the County has contributed \$17,791,824 from Fund 404, for a total project cost of \$52,791,824. The State award to the County is conditional pending further State approval. The County is entitled to withdraw from the SB 81 program up until the time that construction bids are awarded.

Prepared by: Donald D. Searle, Architectural Services Manager, x5061

Approved by Robert K. Murdoch, P.E., RMA-Public Works Director

Approved by: Carl P. Holm, AICP, RMA Director

Dated: December 7, 2015

Attachments: Attachment A Project Description & Location Map; Attachment B RFQ 10550; Attachment C, RFQ 10550 Prequalified Contractors Eligible to Bid on the Construction Contract for the New Juvenile Hall, Project No. 8811; Attachment D New Juvenile Hall Project Milestones; Attachment E Budget; Attachment F Plans and Specifications (Project Manual

Vols. 1-3); Attachment G Notice To Bidders (Copies on file with the Clerk of the Board)

cc: Marcia Parsons, Chief Probation Officer
Manuel Gonzalez, Assistant County Administrative Officer