



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Board Report

---

**File #:** RES 16-054, **Version:** 1

---

### Adopt a Resolution:

- a. Approving the revised Working Drawings (Plans and Specifications) for the New Juvenile Hall Project No. 8811, Bid Package No.10590 (Project), and authorize advertising for bid;
- b. Authorizing submittal of the approved revised Working Drawings (Plans and Specifications) to the Board of State and Community Corrections for State approval of Working Drawings and Proceed to Bid.
- c. Authorizing the RMA-Interim Deputy Director of Public Works and Facilities, upon obtaining State approval to Proceed to Bid, to advertise for bids and issue the Working Drawings (Plans and Specifications) to the contractors to bid on the Construction Contract for the Juvenile Hall, Project No. 8811; and
- d. 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:

- a. Approve the revised Working Drawings (Plans and Specifications) for the New Juvenile Hall Project No. 8811, Bid Package No.10590 (Project), and authorize advertising for bid;
- b. Authorize submittal of the approved revised Working Drawings (Plans and Specifications) to the Board of State and Community Corrections for State approval of Working Drawings and Proceed to Bid.
- c. Authorize the RMA-Interim Deputy Director of Public Works and Facilities, upon obtaining State approval to Proceed to Bid, to advertise for bids and issue the Working Drawings (Plans and Specifications) to all contractors to bid on the Construction Contract for the New Juvenile Hall, Project No. 8811; and
- d. Authorize and direct 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:

Staff is seeking Board approval of the revised Working Drawings (Plans and Specifications), authorization to advertise for bid, authorization to submit the Board approved revised Working Drawings (Plans and Specifications) to the Board of State and Community Corrections (BSCC) for approval of Working Drawings (Plans and Specifications) and BSCC authorization to Proceed to Bid. Additionally, after obtaining BSCC approval to Proceed to Bid, the Board Resolution will authorize the RMA-Interim Deputy Director of Public Works and Facilities to advertise for bids in an adjudicated newspaper of general circulation, issue construction documents, and direct 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. The anticipated schedule for advertising the Project is October 13, 2016, with the bid opening set for Thursday, December 8, 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. Work is scheduled to begin on February 20, 2017, with substantial completion on May 2, 2019. A "Notice to Bidders" will be duly advertised in a newspaper of general circulation per Public

Contracts Code Section 20150.8.

DISCUSSION:

The Project will replace the original 1950 facility and consists of renovations to the existing 30-bed dormitory building, with three (3) new 30-bed housing buildings, a vehicle sally port, a recreation yard, and essential program space. The new facility will be constructed in phases with the existing main building demolished to make way for a new recreation yard and support buildings. The new facility will provide 68,896 square feet of total building area and 100,108 square feet of site improvements on 9.217 acres in the City of Salinas. The Project also includes site utilities, water distribution, and infrastructure; security fencing; electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; low voltage; emergency power; staff and visitor parking; and fire-protection systems. The Architect's estimate of Construction Costs is \$38,092,591.

Previously on October 8, 2015, the County issued and advertised RFQ No. 10550 Request for Contractor Prequalification for the New Juvenile Hall, Project No. 8811. In December, 2015 five (5) construction firms were prequalified by an evaluation team. On May 19, 2016 the prequalified contractors submitted bids for the New Juvenile Hall as follows:

**Contractor Prequalification List**

Phelps Hensel	\$48,845,000
Roebbelen Contracting, Inc.	\$46,790,000
Amoroso Construction	\$46,677,000
Bernards Builders Management Services	No Bid
Sundt Construction, Inc.	No Bid

All three (3) of the submitted bids exceeded the Project's construction budget of \$38,092,591 with the lowest bid amount 22% over budget. After County review of contractor bid documentation all bids were rejected.

In an effort to reduce cost, the current re-bid construction documents were modified while maintaining the facility's original State approved program scope. The major components of cost saving revisions consist of revised portions of the structural foundations utilizing different structural systems requiring less remedial earthwork. In addition, the project documents substituted the sustainability measures from LEED Silver requirements to the CALGreen standards required in Part II of Title 24 and Monterey County Code, Chapter 18.11 Green Building Standards. Further, in an effort to increase the much needed bid market competition to reduce costs, the previous Contractor Prequalification List was eliminated to allow re-bidding of the project to all General Contractors.

OTHER AGENCY INVOLVEMENT:

RMA-Public Works and Facilities coordinated with Monterey County Probation Office and County Administrative Office Contracts/Purchasing to develop the Working Drawings (Plans and Specifications) and continues to work jointly with the BSCC to meet all State mandated milestones to maintain the conditional award of the Project. The Office of the County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the Specifications as to form and legality, fiscal terms, and insurance provisions, respectively.

FINANCING:

The Board approved a Five Year Capital Improvement Plan financing plan which included the Project on

January 15, 2013. In addition to a \$35,000,000 State grant, the County contributed \$17,791,824 from Fund 404 for a total Project Cost of \$52,791,824. Further, the State award to the County is conditional pending further State approval.

There may be a potential impact to the General Fund following the bid as a result of the recommended action. The bids received will be retained for ninety (90) days to allow sufficient time for County evaluation of the results by the Capital Improvement Committee, Budget Committee and Board of Supervisors. 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, Acting Chief of Public Works and Facilities-Architecture

Approved by: Benny Young, P.E., RMA Interim Deputy Director of Public Works and Facilities

Approved by: Carl P. Holm, AICP, RMA Director/Interim Parks Director

Dated: September 23, 2016

Attachments:

Attachment A - New Juvenile Hall Project Milestones

Attachment B - Budget

Attachment C - Notice to Bidders

Attachment D - Plans, Volume 1

Attachment E - Plans, Volume 2

Attachment F - Specs, Volume 1

Attachment G - Specs, Volume 2

Attachment H - Specs, Volume 3

Attachment I - Draft Board Resolution

(Attachments on file with the Clerk of the Board)

cc: Marcia Parsons, County Probation Officer