



# County of Monterey

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

## Legislation Details (With Board Report)

<b>File #:</b>	RES 17-072	<b>Name:</b>	Award Jail Housing Addition Project
<b>Type:</b>	BoS Resolution	<b>Status:</b>	Passed
<b>File created:</b>	5/22/2017	<b>In control:</b>	Board of Supervisors
<b>On agenda:</b>	6/6/2017	<b>Final action:</b>	6/6/2017
<b>Title:</b>	<p>Adopt a Resolution:</p> <p>a. Approving the award of the Jail Housing Addition, Project 8819, Bid Package No. 10568 to the lowest responsible and responsive bidder, S. J. Amoroso Construction Co., Inc., in the amount of \$66,277,000 pending Department of Finance approval to proceed to construction;</p> <p>b. Authorizing the RMA Director or RMA Deputy Director of Public Works and Facilities to submit the Jail Housing Addition, Project 8819, Bid Package No. 10568 to the Department of Finance for approval to proceed to construction;</p> <p>c. Authorizing the RMA Director or RMA Deputy Director of Public Works and Facilities to execute the contract and approve contract change orders in the amounts provided for in the August 28, 2001 Board Order. The granted authority shall not exceed \$3,326,350 in total and no single change or alteration shall exceed \$150,000. The RMA Deputy Director of Public Works and Facilities upon reaching the not-to-exceed amount of \$3,326,350 shall return to the Board for further authorization;</p> <p>d. Authorizing the RMA Director or RMA Deputy Director of Public Works and Facilities to execute a Certificate of Completion and to execute and record with County Recorder a Notice of Completion, when it is determined that the contract for construction of the Jail Housing Addition, Project 8819, Bid Package No. 10568, is complete in all respects in accordance with the Plans and Specifications.</p>		
<b>Sponsors:</b>	Public Works / RMA		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Board Report, 2. Attachment A - Monterey AB900 Project Jail Milestone Schedule, 3. Attachment B - California Dept of Finance Construction Financing Program, 4. Attachment C - Monterey County Jail Bid Analysis, 5. Attachment D - Location Map, 6. Attachment E - Agreement with S.J. Amoroso Construction, Inc., 7. Attachment F - Certificate of Insurance, 8. Attachment G - Performance and Payment Bonds, 9. Attachment H - Draft Board Resolution, 10. Completed Board Order and Resolution, 11. Easement Agreement for Grants of Access, Utilities and Repairs between the County of Monterey and Dept of Corrections and Rehab, 12. Fully Executed Agreement between the County of Monterey and Dept of Corrections & Rehab of the State of CA, 13. Ground Lease Agreement between the County of Monterey and the Dept of Corrections & Rehab of the State of CA		

Date	Ver.	Action By	Action	Result
6/6/2017	1	Board of Supervisors	adopted	Pass

### Adopt a Resolution:

- a. Approving the award of the Jail Housing Addition, Project 8819, Bid Package No. 10568 to the lowest responsible and responsive bidder, S. J. Amoroso Construction Co., Inc., in the amount of \$66,277,000 pending Department of Finance approval to proceed to construction;
- b. Authorizing the RMA Director or RMA Deputy Director of Public Works and Facilities to submit the Jail Housing Addition, Project 8819, Bid Package No. 10568 to the Department of Finance for approval to proceed to construction;
- c. Authorizing the RMA Director or RMA Deputy Director of Public Works and Facilities to execute the contract and approve contract change orders in the amounts provided for in the August 28, 2001 Board Order. The granted authority shall not exceed \$3,326,350 in total and no single change or alteration shall exceed \$150,000. The RMA Deputy Director of Public Works and Facilities upon reaching the not-to-exceed amount

of \$3,326,350 shall return to the Board for further authorization;

d. Authorizing the RMA Director or RMA Deputy Director of Public Works and Facilities to execute a Certificate of Completion and to execute and record with County Recorder a Notice of Completion, when it is determined that the contract for construction of the Jail Housing Addition, Project 8819, Bid Package No. 10568, is complete in all respects in accordance with the Plans and Specifications.

#### RECOMMENDATION:

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

- a. Approve the award of the Jail Housing Addition, Project 8819, Bid Package No. 10568 to the lowest responsible and responsive bidder, S. J. Amoroso Construction Co., Inc., in the amount of \$66,277,000 pending Department of Finance approval to proceed to construction;
- b. Authorize the RMA Director or RMA Deputy Director of Public Works and Facilities to submit the Jail Housing Addition, Project 8819, Bid Package No. 10568 to the Department of Finance for approval to proceed to construction;
- c. Authorize the RMA Director or RMA Deputy Director of Public Works and Facilities to execute the contract and approve contract change orders in the amounts provided for in the August 28, 2001 Board Order. The granted authority shall not exceed \$3,326,350 in total and no single change or alteration shall exceed \$150,000. The RMA Director or RMA Deputy Director of Public Works and Facilities upon reaching the not-to-exceed amount of \$3,326,350 shall return to the Board for further authorization;
- d. Authorize the RMA Director or RMA Deputy Director of Public Works and Facilities to execute a Certificate of Completion and to execute and record with County Recorder a Notice of Completion, when it is determined that the contract for construction of the Jail Housing Addition, Project 8819, Bid Package No. 10568, is complete in all respects in accordance with the Plans and Specifications.

#### SUMMARY:

On December 6, 2016, the Board approved (Adopted Resolution No. 16-313/Board Order No. 16-075) the Plans and Specifications for the bid of the Jail Housing Addition, Project 8819, Bid Package No. 10568 (Project). The Project was advertised and bids were opened on May 4, 2017.

The Resource Management Agency received four (4) bids from eleven (11) eligible bidders. The lowest responsible and responsive base bid of \$66,277,000 was from S.J. Amoroso Construction Co., Inc., Redwood Shores, CA. The construction bid is within the existing overall project construction budget. No alternate bids were included for this project.

The Project's milestone schedule currently has the Work scheduled to begin July 2017, with completion anticipated by September 2019.

#### DISCUSSION:

On December 06, 2011, the Board of Supervisors approved Board Resolution No. 11-377 authorizing the Monterey County Sheriff to sign and submit an application for a local jail facility construction grant in the amount of \$80 Million, and made other necessary and appropriate findings and declarations supporting the construction grant application.

On December 7, 2011, the State of California Corrections Standard Authority accepted an AB900 Phase II application from the County of Monterey for a 576- maximum-security-bed Jail Expansion project.

On September 21, 2012, the County of Monterey was notified by the State of California Corrections Standard Authority of a conditional partial award in the amount of \$36,295,000 for the cost of design and construction of

the AB900 Phase II Jail Expansion project.

The Board of Supervisors on December 7, 2011, approved Board Resolution No. 11-377 approving the existing Jail site, located at 1410 Natividad Road, Salinas, CA, as the proposed site for a Jail Expansion project to comply with the site assurance requirements pursuant to AB900 Phase II Local Jail Construction Financing Program.

On August 28, 2012, the Board of Supervisors adopted Board Resolution 12-243 which authorized the expenditure of \$4,032,778 from the Capital Projects Fund 404, Unit 8174 as matching funds for the conditional AB 900 Phase II award for the Jail Expansion project.

On September 13, 2013, the California State Public Works Board established the Scope, Cost, and Schedule for the AB900 Phase II Jail Expansion project with a total project cost of \$40,328,000.

On November 14, 2013, the County of Monterey was notified by the State of California Corrections Standard Authority of an additional conditional award in the amount of \$43,705,000 for the cost of design and construction of the AB900 Phase II Jail Expansion project, for a total conditional state award of \$80,000,000.

On November 5, 2013, the Board of Supervisors, approved Board Resolution No. 13-1152 approving submission of revised Project Scope, Cost, and Schedule by the Monterey County Sheriff to the California State Public Works Board for approval.

The California State Public Works Board approved the revised project Scope, Cost, and Schedule for the AB900 Phase II Jail Expansion project on July 30, 2014 with a total project cost of \$88,900,000.

On February 11, 2014, the Board of Supervisors adopted Board Resolution 14-007 approving the additional minimum matching funds in the amount of \$4,867,222 from the General Fund Capital Project Assignment (Account 3123); for a total cash match of \$8,900,000 for the for the AB900 Phase II Jail Expansion project.

While the County of Monterey's cash match contribution is \$8,900,000, this includes the \$1,306,000 appraised value of the site as County's in-kind match for the sole use of the AB900 Phase II Jail Expansion project. The State Department of Finance (DOF) also identified additional \$1,104,700 as other County costs associated with construction towards the County's contribution. The Total Project Cost is \$90,004,700 of which the total County Match including the appraised site value at Contract Award is \$10,004,700.

On June 6, 2017, the Board of Supervisors for the County of Monterey is requesting an approval from the Department of Finance for contract award, in the amount of \$90,004,700, which includes a state award amount of \$80,000,000, and total County of Monterey costs and in-kind match of \$10,004,700.

If the Project is approved by the Board of Supervisors, the California State Public Works Board (SPWB), Pooled Money Investment Board (PMIB) of the State Treasurer's Office, and the State of California Department of Finance (DOF), work is scheduled to begin July 2017 with completion anticipated by September 2019. The Monterey County Adult Detention Facility housing and support space expansion will be a Type II Facility (i.e. a local detention facility used for the detention of persons pending arraignment, during trial and upon sentence of commitment as defined in Title 24 of the California code of regulations). Housing: 576 new beds will be constructed to meet immediate needs. Housing areas will be designed to maximize staffing efficiency. The completed project will allow the entire facility to provide for in-person (through-the-glass), video, and limited direct contact visitation methods by utilizing the new public entry lobby, new video visitation system/areas, new and existing housing unit secure visitation rooms, and existing visitation booths.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and Contracts/Purchasing attended the bid opening and reviewed all bids for conformance with applicable regulations. The RMA-Department of Public Works and Facilities reviewed the bids for responsiveness. The Office of the County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the contract documents as to form and legality, fiscal terms, and insurance provisions, respectively. The low bid was within the project budget and no additional funding is required to conduct this project. Further review by the Capital Improvement Committee and Budget Committee is, therefore, not required.

FINANCING:

Total Project costs were estimated at \$88,900,000, of which \$8,900,000 was approved by the Board of Supervisors as the County's match. Within the \$8,900,000 County's match, the State Department of Finance (DOF) included the appraised value of the site at \$1,306,000 as an in-kind match for the sole use of the AB900 Phase II Jail Expansion Project. DOF also identified an additional \$1,104,700 as other County costs associated with construction towards County's contribution. The inclusion of the appraised site value brings the County's total cash and in-kind match to \$10,004,700. Total Project Cost for the Jail Housing Addition including the appraised value of the site is \$90,004,700. The County's cash match remains unchanged at \$8,900,000

Of the approved County's \$8,900,000 cash match, total expenditures through FY 2016-17 Fiscal Month 10 (April 30, 2017) are \$7,136,976 and the remaining balance is \$1,763,024.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The Project corresponds to the Public Safety Initiative to reduce violent crime and homicides, create a safe environment for people to achieve their potential, leading businesses and communities to thrive and grow. Further, the Project meets a Public Safety Key Objective to attain safe and appropriate facilities to house adult offenders that prepare them for successful re-entry to society.

Check the related Board of Supervisors Strategic Initiatives:

- ☐ Economic Development
- ☐ Administration
- ☐ Health & Human Services
- ☒ Infrastructure
- ☒ Public Safety

Prepared by: Donald D. Searle, Acting Chief of Public Works and Facilities, (831) 755-5061

Approved by: Carl P. Holm AICP, RMA Director

Dated: May 10, 2017

Attachments: (Attachments on file with the Clerk of the Board)

Attachment A - Jail Housing Addition Project Milestones

Attachment B - California Department of Finance Jail Construction Financing Program

Attachment C - Jail Housing Addition Bid Analysis

Attachment D - Location Map

Attachment E - Agreement with S. J. Amoroso Construction Company, Inc.

Attachment F - Certificates of Insurance

Attachment G - Performance and Payment Bonds

Attachment H - Draft Board Resolution

cc: Manuel T. Gonzalez, Assistant CAO; Stephen Bernal, Sheriff