



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

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On agenda: 9/12/2023 **Final action:** 9/12/2023

Title: Sheriff's Office and Chief Administrative Office, Facilities Division, recommending the Board:
 1) Receive and file a presentation on the SB 844 Recovery, Rehabilitation, and Re-Entry Jail Expansion Project, Design-Build proposals, evaluation process, and results for the Placerville Jail Expansion;
 2) Make findings that the selected proposer, Roebbelen Contracting, Inc., offers the best value to the County for the design and construction of the Placerville Jail Expansion based on the criteria stated in the Request for Proposals (RFPs);
 3) Conditionally award RFP 23-906-030.2, Design-Build Services - Placerville Jail Expansion, to proposer Roebbelen Contracting, Inc. contingent upon financing approval at the Pooled Money Investment Board (PMIB) meeting on December 13, 2023;
 4) Approve and authorize the Purchasing Agent to sign contract 8055 with Roebbelen Contracting, Inc. in an amount of \$37,375,565 for design-build services for the Placerville Jail Expansion contingent upon Risk and County Counsel approval and County's receipt and acceptance of payment and performance bonds and approval of the financing at the PMIB meeting on December 13, 2023;
 5) Authorize the Purchasing Agent to sign any amendments to the contract that do not affect the total dollar amount or term of the contract contingent upon review and approval by County Counsel;
 6) Authorize the Purchasing Agent to sign an Escrow Agreement, if requested by the Contractor and in accordance with Public Contract Code Section 22300, for the purpose of holding Contract retention funds;
 7) Authorize the Chair to sign Resolution 140-2023 authorizing the assurance of match funding;
 8) Direct staff to include the use of \$15.5M from the Designated Capital Reserve in the Fiscal Year (FY) 2023-24 Accumulative Capital Outlay fund for the Re-Entry Jail Expansion Project.

FUNDING: Senate Bill 844 (60%), Designated Capital Reserve (37%), General Fund (1%), Accumulative Capital Outlay Funds (1%).

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - BSCC Resolution, 3. C - Presentation, 4. Executed Resolution 140-2023

Date	Ver.	Action By	Action	Result
9/12/2023	1	Board of Supervisors	Approved	Pass

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DISCUSSION / BACKGROUND

In 2016, Vanir, Inc., and the Criminal Justice Research Foundation (CJRF) prepared a Jail Operations Needs Assessment and SB 844 Funding Application on behalf of the County. The Needs Assessment work involved the collection and review of current and historical data trends on arrests/bookings, types of inmates, length of stay, and types of services currently provided in the County jails. The Assessment also focused on identifying the overall impact AB 109 is having on jail operations and the longer-term effect on pretrial and sentenced average daily inmate population (ADP) levels. In addition, the Assessment evaluated each jail's physical plant/environment with respect to the types and sizes of functional areas, housing and support areas, and administration space, etc., in order to provide a document that defines these areas and presents potential areas of improvement. The Assessment also examined and defined the current Jail operational model/philosophy for managing different types of inmates (including longer term AB 109 [N3] offenders), movement of inmates within facility, to and from courts, offender classifications, programs, etc. and has identified four areas of custody bed/program space needs including (a) female housing with dedicated program/service space, (b) medical clinic, (c) mental health treatment beds, and (d) classroom space for expanding evidence-based programming, counseling, treatment, reentry services, and support staff areas which can be addressed through the SB 844 Construction Funding Program.

On September 19, 2017, Legistar item 16-0416, the Board accepted the conditional award authorized under SB 844 Adult Local Criminal Justice Facilities Construction financing program for the Placerville Rehabilitation and Re-Entry Jail Expansion project.

On October 16, 2018, Legistar item 18-1632, the Board approved the use of the Design-Build construction project delivery method for the Jail Expansion Project. The next step in the process is to award and execute the Design-Build Services contract, so that the plans and specifications can be finalized in preparation for groundbreaking for the new facility in the Spring of 2024 with substantial completion by the Fall of 2025.

On December 21, 2022, the County issued a Request for Qualifications for design-build services for the Placerville Jail Expansion. The County received responses from two firms. These two firms were selected to receive Request for Proposal 23-906-030.2 which was issued on May 3, 2023. Proposals were received on August 2, 2023. The County began intensive review and design sessions with both

firms. The selection committee for the County was comprised of six people including Correctional Lieutenant Jon Eslick, Sheriff's Lieutenant Eric Palmberg, Assistant CAO Laura Schwartz, Facilities Manager Chuck Harrell, Capital Programs Manager Dan Evans, and the Project Manager Jayson Mills from AMG Management Group. Vanir Construction Management, the Bridging Architect, was also present during the prospective contractor design sessions to provide technical feedback in relation to the design criteria documents.

A scoring criterion was developed and applied to both firms, with Roebbelen Contracting Inc. ranking first, and Clark/Sullivan Construction ranking second.

Staff is recommending that the Board conditionally award the Design-Build contract to Roebbelen Contracting, Inc. and authorize the Purchasing Agent to sign the contract contingent upon financing approval from the Pooled Money Investment Board (PMIB) on December 13, 2023. Approval by the PMIB is the last step in the process to receive the \$25 million in funding from the State. Once the contract is fully executed, the Facilities Division will issue the Notice to Proceed and the contractor will begin the finalization of the Plans & Specifications. The Facilities Division will return to the Board for approval of the 90% Plans & Specifications for the Placerville Jail Expansion as soon as possible.

In addition, it is recommended the Chair sign Resolution **140-2023** authorizing the assurance of discretionary Capital Designation funding of \$15.5 million due to increased project costs. This resolution is required by the Board State of Community Corrections (BSCC) in order for the financing to be placed on the December 13, 2023 PMIB agenda for consideration.

ALTERNATIVES

The Board could choose to not conditionally award the contract and progress on the Placerville Jail Expansion would be stopped and the County could be in danger of losing the SB 844 funding. Any delays in approval would also mean that the County would not meet the deadline for the December 13, 2023 PMIB meeting. The design-build contract is the final step in advancing the project to the point of construction. If this contract is not awarded, the County would need to begin a new RFP process which would take several months to complete and likely result in higher costs to the County and the loss of funding.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Sheriff's Office
County Counsel
Procurement & Contracts

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

The Request for Proposal included a project budget of \$25 million. The initial proposal by Roebbelen Contracting, Inc. included a guaranteed maximum price (GMP) of approximately \$39 million. The County determined that Roebbelen Contracting, Inc. offered the best value to the County for the design and construction of the Placerville Jail Expansion and began negotiations with the Contractor to lower the GMP. Negotiations were successful and the revised GMP is approximately \$37.3 million. This amount includes a contingency amount of 5% or approximately \$1.9 million. The total remaining project costs are estimated at \$40.5 million. The Facilities Division estimates that the majority of expenses related to this contract will be in FY 2023-24 and FY 2024-25. Funding for the construction

costs will be provided through Senate Bill 844 and the Designated Capital Reserve through the Accumulative Capital Outlay Fund.

It should be noted that work began on this project in 2017. To date, the County has spent approximately \$1.3M in staff time, architect and engineering fees, and the needs assessment. Exhibit A to resolution **140-2023** indicates a total project cost of \$41,139,024. This includes in-kind costs of \$504,344; County cash match of \$15,634,680 and State funding of \$25,000,000. These numbers are based on a combination of the original budget submitted in 2017 as well as increased costs based on the Roebbelen contract. If these numbers were updated to include actual costs to date, the number would be closer to \$41.8 million. The additional \$134,680 included on the resolution as the County match has already been spent and no additional funding is required above the request for \$15,500,000. The State provided the numbers to be included in the resolution and these numbers only account for a portion of the actual costs to date. The State does not want these numbers updated as they tie back to the original 2017 proposal and the County has already met the match requirement. The additional County match requirement is due to the increased project costs, not as a requirement to draw down the \$25 million in SB844 funding. There is not any additional SB844 funding available; therefore, the County must make up the difference to complete the project.

The County will draw down the \$25 million from the State first. If there are savings on the project, these savings will remain with the County and go back into the Designation for Capital projects.

CLERK OF THE BOARD FOLLOW UP ACTIONS

Return a fully executed Resolution to the Facilities Division for processing.

STRATEGIC PLAN COMPONENT

Infrastructure
Public Safety
Good Governance
Healthy Communities

CONTACT

Tasha Thompson, Sheriff's Captain
Laura Schwartz, Assistant CAO
Chuck Harrell, Facilities Manager