

ALAMEDA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

The following action was taken by the Alameda County Board of Supervisors on 01/10/2017

Approved as Recommended

Other

Unanimous Chan: Haggerty: Miley: Valle: Carson: - 5

Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

Contract: C-14593

Documents to be signed by Agency/Purchasing Agent:

File No. _____

Item No. 21

Copies sent to:

Special Notes:



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
Clerk of the Board
Board of Supervisors

By: _____

A handwritten signature in cursive script, appearing to read "dupdij", is written over a horizontal line.

Deputy



December 27, 2016

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

Dear Board Members:

SUBJECT: AUTHORIZE THE NEGOTIATION AND AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE SANTA RITA JAIL SB863 HEALTH PROGRAM SERVICES UNIT PROJECT LOCATED AT 5325 BRODER BOULEVARD DUBLIN, CALIFORNIA 94568; PROJECT NO. CPP17C160160000; PROCUREMENT CONTRACT NO. 14593; AMOUNT: \$650,000

RECOMMENDATIONS:

- A. Authorize the Director of the General Services Agency (GSA) to negotiate a Professional Services Agreement (Procurement No. 14593) with the highest ranked architectural firm, for architectural and engineering (A/E) services for the Santa Rita Jail (SRJ) SB863 Health Program Services Unit (HPSU) Project at 5325 Broder Boulevard Dublin, in an amount not-to-exceed \$650,000 for the term 1/10/2017 to 12/31/2017;
- B. Authorize the Director of the GSA to enter into negotiations with the second-highest ranked firm, if no Agreement with the highest ranked firm is reached; and
- C. Authorize upon completion of the negotiations, the Director of the GSA to prepare the Agreement, have said Agreement reviewed and approved by County Counsel, and authorize the Director of the GSA to execute the Agreement after County Counsel's review.

DISCUSSION/SUMMARY:

On June 14, 2016, your Board approved and authorized (Item No. 37.2, File No. 29780) the SRJ SB863 HPSU Project ("Project"), Project No. CPP17C160160000 and amended Category 1 of the Fiscal Year 2015-16 Capital Improvement Plan to add improvements for the SRJ facility. This letter seeks funding and authorization of the initial fee as part of the full-service A/E bridging design services related to the HPSU program improvements as detailed below.

The proposed Project is funded primarily by the Board of State Community Corrections (BSCC) under SB863, with a 10% match from Alameda County in cash and in-kind contributions, and will consist of approximately 38,000 square feet of program and treatment space. The Project will include renovations to existing housing units (HU) 23 and 24 which will result in the overall reduction of 18 beds.

- The construction of the infill will result in a larger, fully modernized Women's Health Clinic.
- Additionally, a new modern medical treatment wing will be developed to provide care for the entire east side of the facility, thus reducing waiting times facility-wide for detainees in need of medical treatment.
- The Project will also include a mental health treatment area, conducive to modern mental health treatment practices, with space for large and small group therapy. Individual counseling areas will also be provided for crisis intervention, suicide prevention, and reduction of recidivism.
- The program wing will provide five multi-use classrooms for all programs, with a focus of providing better re-entry programming, so those nearing release will have an increased opportunity to successfully re-acclimate to society and become less likely to recidivate.
- Also included in the program wing will be an additional office space for re-entry staff and community based organizations, so they may better serve the population at the facility.
- Lastly, a new administrative wing will centralize all of the mental health staff into one area, who are currently scattered across the facility wherever space can be found. This will result in enhanced program coordination and a higher level of care.

Construction delivery is planned as Design-Build (D/B) with an estimated project cost of \$61,635,000 including soft costs and contingencies.

This Board letter requests authorization to negotiate and enter into a contract for the initial portion of the full A/E bridging design fees for services which will include the following:

1. Validation of the County's architectural space and functional program and building evaluations;
2. Validation of compliance with all applicable codes and regulations;
3. Verification of associated field existing conditions;
4. Development of bridging design drawings and specifications;
5. Approvals by the County's California Access Specialist (CASp) Monitor for portions of the Project that incorporate retrofit elements from Phase 2 of the SRJ Americans with Disabilities Act (ADA) Accessibility and Disability Upgrades Project, which are funded under the SB863 lease-bond grant;
6. Coordination with the SRJ Security Systems Upgrade Project sufficient to ensure the security improvements for the infill project, HU 23 and 24 renovations, and any other elements funded under the SB863 lease-bond grant;
7. Assistance to the County during procurement of the SB863 D/B team; and
8. Close collaboration with the Alameda County Sheriff's Office (ACSO), GSA, and other internal and external project stakeholders during planning, bridging design, bidding, construction, and close-out execution for all phases.

This contract for the early phases of the project will be effective January 10, 2017, through December 31, 2017. GSA will return to your Board at a later date to amend this contract to include the remaining phases and scope of services for this work and its full extended term through 2022.

SELECTION CRITERIA AND PROCESS:

On August 23, 2016, GSA published a Request for Qualifications (RFQ) for Master A/E services for the SRJ to include services for the ADA Accessibility and Disability Upgrades Project, bridging services for the SB863 HPSU and related consulting services and other specialty consulting services as needed.

This was a qualifications-based procurement in accordance with the California Government Code Section 4526 and related statutes, including Section 6106 of the Public Contract Code. The statute requires selection of professional A/E services based on demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required. The statute also requires consideration of candidates drawn from data submitted by interested firms, discussion with no fewer than three firms from the pool of qualified candidates, and ranking of no fewer than three firms deemed to be most highly qualified.

This RFQ was sent to 2,792 subscribers of the Alameda County EGOV delivery system and was additionally posted in Plan Rooms, local publications and trade organizations, Chambers of Commerce and on the GSA Current Contracting Opportunities and Calendar of Events websites. The process began with a pre-qualifying stage whereby any qualified architectural firm interested in proposing must first submit their qualifications for evaluation and confirmation. A networking prequalification conference was held on September 6, 2016, and was attended by representatives from 11 firms. On September 7, 2016, GSA held a second networking conference attended by 15 firms. On September 14, 2016, an addendum was posted with a list of networking conference attendees and the County's answers to questions encountered at said conferences.

On September 26, 2016, GSA received statements of qualifications (SOQ) from five Architect candidates. All of the SOQ's were determined to be responsive and were then reviewed and ranked by a panel with two members of the GSA staff, two representatives from the ACSO, and one representative from the Behavioural Health Care Services. The panel established that all the competing A/E firms were qualified subject to the published criteria as listed in the RFQ. The candidates were invited for interviews/presentations on October 21, 2016, to compete for the Project. The same review panel participated in the oral interview process. The interviews were conducted, and the firms were ranked on the same criteria published in the RFQ. The ranking is shown below. Among the criteria for evaluation, the firms, and their teams were required to demonstrate experience in accessibility and the design of detention facilities. The candidates were notified of their RFQ ranking by email on November 16, 2016.

Architect/Engineering Candidates	Ranking	Score	Location
DLR Group	1	474.0	Sacramento, CA
Nacht & Lewis	2	407.5	Sacramento, CA
KMD	3	395.0	San Francisco, CA
Fong & Chan Architects	4	353.5	San Francisco, CA
HDR	5	342.5	Pasadena, CA

In order to be awarded the contract for this Project, the proposers were required to be a Small, Local, or Emerging Business (SLEB) or to commit to subcontracting with one or more County-certified SLEBs for at least 20% of their total fee for design service as proposed in each qualified proposal represented here. All firms submitted their SLEB partner information, and the contract will


be negotiated and executed in compliance with this requirement. The SOQ submittal by DLR Group, the highest ranked firm, included these four proposed SLEB partners:

DLR SLEB Sub-Consultants	Certified	Certification Number	Expiration Date
kW Engineering, Inc.	Small	06-90833	2-28-18
Komorous-Towey Architects	Small	06-90902	6-30-17
YEI Engineers, Inc	Small	02-89976	2-28-18
OLMM Consulting Engineers	Small	03-90185	9-30-17

FINANCING:

Appropriations for this contract award are included in the Fiscal Year 2016-17 SRJ HPSU Capital Project Approved Budget: Fund 27041 Org 200700. No additional appropriations are required, and there is no increase in net County cost as a result of this action.

Respectfully submitted,

 for Willie A. Hopkins, Jr.
Willie A. Hopkins, Jr.
Director, General Services Agency

cc: Susan S. Muranishi, County Administrator
Steve Manning, Auditor-Controller
Donna R. Ziegler, County Counsel
Gregory J. Ahern, Sheriff-Coroner