

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE June 27, 2006	(3) CONTACT/PHONE Duane P. Leib, General Services Director (805) 781-5200 mm	
(4) SUBJECT Letter transmitting plans and specifications for public bidding of expansion of the Courts holding cells at the Government Center Annex.			
(5) SUMMARY OF REQUEST General Services requests your Board adopt the Contract Documents and authorize bidding for construction of new holding cells for Courts/Sheriff at the current Sheriff/Civil offices on the 1 st floor of the Government Center Annex.			
(6) RECOMMENDED ACTION General Services recommends your Board adopt the Contract Documents (Clerk's File) for Government Center – Courts – Expand Courts/Sheriff Holding Cells, #300029, and direct the County Clerk to give Notice to Bidders, calling for sealed bids no later than 3:00 p.m. on July 27, 2006.			
(7) FUNDING SOURCE(S) Courthouse Construction Fund	(8) CURRENT YEAR COST Construction Estimate: \$810, 980 Total Project Budget: \$1,481,600	(9) ANNUAL COST N/A	(10) BUDGETED? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): Environmental Division of Planning and Building, County Counsel, Sheriff's Department, California Corrections Standards Authority (formally California Board of Corrections), City of San Luis Obispo Fire Department, Courts, and County Administration.			
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____			
(13) SUPERVISOR DISTRICT(S) <input type="checkbox"/> 1st, <input type="checkbox"/> 2nd, <input checked="" type="checkbox"/> 3rd, <input type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input type="checkbox"/> All	(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	(15) Maddy Act Appointments Signed-off by Clerk of the Board <input checked="" type="checkbox"/> N/A	
(16) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)	(17) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A	(19) BUDGET ADJUSTMENT REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(20) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) _____	(21) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(22) Agenda Item History <input type="checkbox"/> N/A Date 8/9/2005	
(23) ADMINISTRATIVE OFFICE REVIEW <div style="text-align: center; font-size: 2em; font-family: cursive;">  </div> <div style="text-align: right; font-size: 2em; font-family: cursive; margin-top: 20px;">  </div>			



COUNTY OF SAN LUIS OBISPO

Department of general services

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5200

DUANE P. LEIB, DIRECTOR

TO: BOARD OF SUPERVISORS

**FROM: *D. Leib*
DUANE P. LEIB, GENERAL SERVICES DIRECTOR**

DATE: JUNE 27, 2006

**SUBJECT: LETTER TRANSMITTING PLANS AND SPECIFICATIONS (CLERK'S FILE)
FOR GOVERNMENT CENTER – COURTS – EXPAND COURTS/SHERIFF
HOLDING CELLS, #300029.**

RECOMMENDATION

General Services recommends your Board adopt the attached contract documents for the Capital Project, Government Center – Courts – Expand Courts/Sheriff Holding Cells, #300029 (formerly P5293), and direct the County Clerk to give Notice to Bidders calling for sealed bids no later than 3:00 PM on Thursday, July 27, 2006.

DISCUSSION

This project was created during the fiscal year 1998-1999 budget process and originally produced a design that involved expansion of the holding cell area of the Government Center into the Sheriff/Civil, Division 12 Courtroom and former District Attorney Economic Crime offices on the 2nd floor of the Annex building. Cost estimates for this work exceeded the budget, so the project remained inactive until further funding was provided. In the meantime, the need for more room prompted Economic Crime to relocate upstairs enabling Division 12 to expand. This arrangement voided previous designs for the holding cell expansion, so a new design with a reduced scope needed to be prepared.

The current scope of the project includes construction of additional Court holding facilities located in the vacated offices of the Sheriff/Civil Department at the County Government Center Annex in downtown San Luis Obispo. Besides expanding the holding capacity for detainees waiting to appear in court, the project will provide ADA access for both inmates and counsel, updated control of secure doors, and additional cameras for increased security.

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The previous phase of this project renovated the former Board of Supervisors chambers and relocated Jury Services into the new space. Subsequently, a wall was built between the former Jury Services space and the Department 11 Courtroom in order to accommodate the Sheriff/Civil offices from across the hall in the former Jury Services space. The current phase of work is located in the vacated offices of the Sheriff/Civil Department on the 2nd floor of the Government Center Annex building.

The construction cost estimate, prepared by the Architects, Ravatt Albrecht Associates as a part of their Consultant Services Agreement amounts to \$811,000.

OTHER AGENCY INVOLVEMENT/IMPACT

The Environmental Division of the Planning and Building Department determined the project to be categorically exempt from CEQA review while County Counsel reviewed the Agreement for form and legal effect. The City of San Luis Obispo Fire Department, as responding agency, reviewed the plans for life safety compliance and the California Corrections Standards Authority (CSA) approved the project according to their regulations. County Administration, the Sheriff's Department, and General Services Maintenance Division also reviewed the plans and specifications for programming, function, budget, constructability, and adherence to County standards.

FINANCIAL CONSIDERATIONS

The project was originally funded during fiscal year 1998-1999 in the amount of \$736,600 by the Courthouse Construction Fund. Another \$745,000 was added in 2000-2001 for a total of \$1,481,600. The following table itemizes expenditures and demonstrates that the current budget balance is expected to fully fund the remainder of work.

TOTAL FUNDING		\$1,481,600
Consultant & Staff costs (for initial design)		\$46,500
Consultant (total fees for current design)		\$182,000
Expended Staff Cost (for current design)		\$38,000
Previous Construction w/FF&E		\$107,500
Previous Construction & Consultants	Total	\$210,200
Estimated Future Staff cost for current design		\$76,000
Estimated final phase Construction		\$811,000
Estimated final phase Construction Change Orders		\$53,000
Estimated Furniture, Fixtures & Equipment		\$14,000
Estimated Future Construction & Staff Costs	Total	\$954,000

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RESULTS

The adoption of contract documents and subsequent authorization to bid will result in the award of a construction contract to the low bidder to expand the holding cells at the Government Center Annex. The project enables the Courts and Sheriff's department to safely detain more inmates while waiting for court appearances with potential reduction in operational costs. The project also provides ADA accessibility for both inmates and counsel, as well as improves security by providing additional cameras and updated control equipment. And lastly, implementation of increased security ultimately benefits both the staff and public who work in or use the facility.

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ID	Task Name	Duration	Start	Finish	S	May	June	July	August	September	October	November	December	January	February	March	April
1	Government Center - Courts - Expand Courts/Sheriff Holding Cells, 300029	274 days	Sun 6/18/06	Sun 3/18/07													
2	Board agenda review	10 days	Sun 6/18/06	Tue 6/27/06													
3	Authorization to bid	0 days	Tue 6/27/06	Tue 6/27/06													
4	Bid period	30 days	Wed 6/28/06	Thu 7/27/06													
5	Board agenda review	12 days	Fri 8/4/06	Tue 8/15/06													
6	Board accepts bid	0 days	Tue 8/15/06	Tue 8/15/06													
7	Aquire bonds & insurance	10 days	Tue 8/15/06	Mon 9/11/06													
8	Notice to proceed	10 days	Sat 9/2/06	Mon 9/11/06													
9	Begin construction	0 days	Mon 9/11/06	Mon 9/11/06													
10	Construction period	180 days	Mon 9/11/06	Fri 3/9/07													
11	Construction complete	0 days	Fri 3/9/07	Fri 3/9/07													
12	Closeout documents	10 days	Fri 3/9/07	Sun 3/18/07													

BS
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Government Center - Courts - Expand Courts/Sheriff Holding Cells, 300029

Task Progress Milestone

Summary

Rolled Up Task

Rolled Up Milestone

Rolled Up Progress

Split

External Tasks

Project Summary

External Milestone

Deadline