



**Contra
Costa
County**

To: Board of Supervisors
From: Julia R. Bueren, Public Works Director/Chief Engineer
Date: March 1, 2016

Subject: AWARD Construction Contract for Security Renovations of West County Detention Facility, 5555 Giant Highway, Richmond (WH103Z)

RECOMMENDATION(S):

- (1) APPROVE the design, plans, and specifications for the above project.
- (2) DETERMINE that the bid submitted by Cornerstone Detention Products, Inc. ("Cornerstone") complied with the requirements of the County's Outreach Program for this project, as provided in the project specifications, and FURTHER DETERMINE that Cornerstone submitted the lowest responsive and responsible bid for this project.
- (3) FURTHER DETERMINE that Cornerstone, as the lowest responsive and responsible bidder for the above project, has entered into a Project Labor Agreement with the Contra Costa Building and Construction Trades Council to comply with the requirements of the County's Project Labor Agreement policy.
- (4) AWARD the construction contract for the above project to Cornerstone in the amount of \$5,497,000 and DIRECT that the Public Works Director, or designee, prepare the contract.
- (5) DIRECT that Cornerstone shall submit two good and sufficient security bonds (performance and payment bonds) in the amount of \$5,497,000 each.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **03/01/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Mary N. Piepho, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: March 1, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Ramesh Kanzaria,
(925) 313-2000

By: Chris Heck, Deputy

(6) ORDER that, after the contractor has signed the contract and returned

RECOMMENDATION(S): (CONT'D)

it, together with the bonds, evidence of insurance, and other required documents, and the Public Works Director has reviewed and found them to be sufficient, the Public Works Director, or designee, is authorized to sign the contract for this Board.

(7) ORDER that, in accordance with the project specifications and upon signature of the contract by the Public Works Director, or designee, any bid bonds posted by the bidders are exonerated and any checks or cash submitted for bid security shall be returned.

(8) AUTHORIZE the Public Works Director, or designee, to sign any escrow agreements prepared for this project to permit the direct payment of retentions into escrow or the substitution of securities for moneys withheld by the County to ensure performance under the contract, pursuant to Public Contract Code Section 22300.

(9) AUTHORIZE the Public Works Director, or designee, to order changes or additions to the work pursuant to Public Contract Code Section 20142.

(10) DELEGATE, pursuant to Public Contract Code Section 4114, to the Public Works Director, or designee, the Board's functions under Public Contract Code Sections 4107 and 4110.

FISCAL IMPACT:

Funding is provided by AB109 (51.90%), General Fund – Facilities Life-Cycle Investment Program (26.25%), and General Fund – Plant Acquisition (21.85%).

BACKGROUND:

The West County Detention Facility is located at 5555 Giant Highway, Richmond. The facility was opened in 1991 and is operated as a direct-supervision, medium-security jail. It is intended to operate as a coeducational, program-oriented, adult facility. It has five housing units and a visitation area, along with other support buildings.

The main purpose of this project is to address ongoing facility repair and maintenance issues and to improve operational functions by renovating the facility interior and installing security upgrades. The present lack of cell door monitoring is a potential safety concern compared to present day facilities, which have monitoring through the lock hardware. The lack of monitoring does not comply with current industry standards for detention facilities. The security electronics, cell locks, and camera system installed in this facility are reaching the end of their useful lives and must be replaced. On-going maintenance of the systems is increasing and consuming an excessive amount of resources. The analog Closed Circuit TV (CCTV) system has too few cameras and does not provide sufficient coverage of inmate areas. This project consists of: 1) removing and replacing interior walls, installing electrical upgrades, and painting the visitation area and detention rooms; 2) removing and replacing detention room locks, installing new conductors in the electronics room, installing Programmable Logic Controllers (PLC's) and Touchscreen Control Stations in Central

Control and Housing Units; 3) replacing the CCTV system with an Internet Protocol (IP) camera system and video management system ; and 4) installing a new Infrared Perimeter Intrusion Detection (IPID) beam system at the base of the fence that surrounds the entire facility.

The construction cost estimate is \$4,000,000, and the general prevailing wage rates will be the minimum rates paid on this project. Bids were received and opened by the Public Works Department on October 29, 2015, and the bid results are as follows:

BIDDER	BASE BID
Cornerstone Detention Products, Inc.	\$5,497,000
ISI Detention Contracting Group, Inc.,	\$6,949,462

Both bids were above the consultant's preliminary construction cost estimate of \$4,000,000. Cornerstone submitted the lowest responsive and responsible bid of \$5,497,000 (Base Bid only), which is \$1,452,462 less than the next lowest bid submitted by ISI Detention Contracting Group, Inc. The sizable variation between the cost estimate and the actual bids was evaluated by the consultant team. It was determined that there were items not accounted for in the cost estimate, including the complexity of the actual conduit placement and routing of wiring, types of security cameras and data storage to record and retain the higher resolution video, and phasing of the scope of work at the site. The consultant team has evaluated the variation between the cost estimate and the low bid and has determined that the estimate was undervalued and that the low bid, in general, is in alignment with the scope of work.

Staff has determined that Cornerstone's bid is responsive and their good faith effort documentation complies with the County's Outreach Program. Staff recommends that the bid be awarded to Cornerstone in the amount of \$5,497,000.

CONSEQUENCE OF NEGATIVE ACTION:

If the contract is not awarded, the West County Detention Facility will continue to deteriorate resulting in more costly repairs in the future.