



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Brian M. Balbas, Public Works Director/Chief Engineer  
Date: August 11, 2020

Subject: Approve and Authorize Amendment No.4 to Consulting Services Agreement with KMD Architects (WH176D)

**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Public Works Director, or designee to execute an amendment, to the Consulting Services Agreement with KMD Architects ("KMD"), to increase the payment limit by \$436,262, to a new payment limit of \$3,500,000 and to extend the term from June 30, 2020 to June 30, 2023 for additional architectural and engineering consulting services to provide bridging documents, including programming and transition services, design/builder procurement and continue to provide resource and construction administration support services for the design-build delivery of the West County Re-entry, Treatment and Housing Replacement Project, 5555 Giant Highway, Richmond.

**FISCAL IMPACT:**

74% California State Board of Corrections Grant SB844 and 26% County General Fund

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **08/11/2020** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Diane Burgis, 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: August 11, 2020

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

By: Laura Cassell, Deputy

Contact: Ramesh Kanzaria  
925-957-2480

cc:

## BACKGROUND:

On April 14, 2015, the County entered into a Consulting Services agreement with KMD to provide architectural and engineering consulting services in connection with the County's funding application to the California Board of State and Community Corrections for \$80 million, at that time, for the construction of the West County Re-entry, Treatment and Housing Replacement Project.

Subsequently, the County applied for funding in the amount of \$80 million from the California Board of State Community Corrections ("BSCC"). Similar to past year's Senate Bill (SB) 1022 Program, use of the SB 863 program was proposed to build a new housing unit at the West County Detention Facility ("WCDF") campus that would replace the use of existing beds at the Martinez Detention Facility with appropriate high security housing, along with additional space for reentry and mental health treatment programs currently unavailable to the high-security population. At that time, the expansion project entailed the development of approximately 2.3 acres at the WCDF and was estimated to consist of an approximately 132,000 square foot (building areas) facility with 416 beds at total cost of about \$89 million and was to be completed in spring of 2020. The expansion offers facilities and programs to help prepare inmates for reentry into society, as well as support outpatient medical, recreational, and minor administrative facilities.

Architectural and engineering (A/E) and other consulting services were subsequently underway to prepare the BSCC funding application. This consisted primarily, but was not limited to: updated needs assessment and programming for inmate programs, particularly to address AB 109 and mentally ill offenders; development of space requirements based on that assessment, and associated cost estimating; concept floor plan and elevations rendering; and funding application writing services to address specific requirements of the grant.

August 18, 2015, the Board approved Amendment No. 1 to KMD's agreement, which provided more detailed planning, development, and design for the Reentry Programs, Workforce Readiness, and Family reunification areas. This included developing the floor plans of these support spaces to the same level of detail as the Housing Units to facilitate a better understanding of the relationship between the Conceptual Design plans and Program elements. This additional work was required to enhance the agency's application to proposal and the chances for Senate Bill 863.

On December 2016, the Board approved Amendment No. 2 to the KMD agreement updated the previous SB 863 application document incorporating any new technical requirements associated with the new SB 844 application. Under this amendment, KMD provided new building program/design concepts.

On May 17, 2017, an Executive Steering Committee of the BSCC made a conditional award of SB 844 funds to Contra Costa County in the amount of \$70 million and recommended funding approval to the BSCC at a future meeting date.

On June 8, 2017, the BSCC convened and approved the recommendation of the Executive Steering Committee to award Contra Costa County the full \$70 million funding award.

On June 20, 2017, the Board approved the appropriation of County funds to satisfy the funding match previously identified by the Board in Resolution No. 2017/44 and integrated into the County's funded SB 844 application.

On August 15, 2017, the Board Approved Amendment No. 3 to the KMD agreement, increasing the payment limit by \$2,758,738, from \$305,000, to a new payment limit of \$3,063,738.

Additional architectural and engineering consulting services are required to provide bridging documents, including programming and transition services, design/builder procurement and continue to provide resource and construction administration support services for the design-build delivery of the West county Re-entry, Treatment and Housing Replacement Project, 5555 Giant Highway, Richmond. Amendment No. 4 will provide for those additional services.

CONSEQUENCE OF NEGATIVE ACTION:

If Amendment No. 4 is not approved, the project will not have KMD/bridging architect's support for procurement and construction phases that is crucial for a successful project.