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Agenda Date: 3/8/2016

Agenda Placement: 6N

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Rick Marshall for Steven Lederer - Director of Public Works
Public Works

REPORT BY: James Newman, Geologist/Environmental Engineer - 259-8331

SUBJECT: Approval of Contract - Jail Security System Maintenance and Upgrades Phase II Project PW 11-04B

RECOMMENDATION

Director of Public Works requests the following actions related to the "Jail Security System Maintenance and Upgrades Phase II Project," PW 11-04B:

1. Award of the contract to Status Electrical Corporation, doing business as Status Automation, of Abbotsford, British Columbia, Canada, for their low base bid of \$1,794,500, and authorization for the Chairman to sign the construction contract; and
2. Approval of Budget Transfer No. DPW008 increasing appropriation by \$816,591 in the Jail Security System Program budget transferring \$795,406 from the Accumulated Capital Outlay Fund with an offsetting reduction in appropriations from the "Jail Valve Replacement" and "Jail Kitchen Hood" projects totaling \$603,000, reflecting a net increase to the Accumulated Capital Outlay Fund of \$192,406. (4/5 vote required)

EXECUTIVE SUMMARY

On January 28, 2016, sealed bids were opened for the "Jail Security System Maintenance and Upgrades Phase II Project," PW 11-04B with Status Electrical Corporation submitting the low base bid at \$1,794,500. Award of a construction contract is required to proceed to the project's construction phase.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted? Yes

Where is it budgeted?	Capital Improvement Program budget - Fund 3000, Subdivision 30005-02, Program 11010 (Jail Security System Project)
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The jail security and smoke detector system is aging and beyond its useful life. This project replaces existing equipment with new and expands capabilities for better surveillance of inmate occupied areas.
Is the general fund affected?	Yes
Future fiscal impact:	This project is expected to be completed near the end of FY 16/17. However, it may go into FY 17/18. Funds would be expended in both the current and next fiscal years.
Consequences if not approved:	The current security system and smoke detector system consisting of recorders, controllers, cameras, intercoms and smoke detectors are near the end of their useful life. If not approved, the system will continue to degrade over time and with likely consequence being an increase in maintenance costs along with possible safety hazards to inmates and employees. Eventually, the system may become irreparable as some components are already not available for direct replacement.
Additional Information:	<p>Department of Corrections has decided that the Jail Security System project is high in priority. In order to come up with sufficient funding, the Department has decided to close out two of its projects for the time being. Jail Kitchen Hood project (Fund 3000, Sub-Division 30005-02, Program 15006) has \$153,000 appropriated and Jail Valve Replacement-Hot Water project (Fund 3000, Sub-Division 30005-02, Program 15007) has \$450,000 appropriated, for a total appropriation of \$603,000. The Jail Smoke Detector Replacement project (Fund 1000, Sub-Division 12205-00, Program 11009) has a budget balance of \$112,000 and has a separate program number from the Security System Project program number because it initially moved forward as a separate project. To simplify project tracking, the Jail Smoke Detector Replacement project budget, located in the General Fund, will be closed and incorporated into the Jail Security System project budget. All added together, there is a total decrease in appropriation of \$715,000.</p> <p>After the funds from the two jail projects being closed are returned to the Accumulated Capital Outlay and also accounting for all the budget revisions that have taken place this fiscal year, the net result is an increase to the Accumulated Capital Outlay Fund of \$192,406.</p>

ENVIRONMENTAL IMPACT

Categorical Exemption Class 1: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

On November 11, 2011, the Board approved a contract for the design of the "Jail Security System Maintenance and Upgrades Project," PW 11-04, which involves replacement of controllers, cameras, and intercoms that are critical to the operation of the Jail and are near the end of their useful life. The first phase, which is completed, involved the preparation of a few rooms by installing emergency power, adding electrical conduit, adding cooling and reconfiguring walls.

The second phase (this project) involves installation or replacement of approximately 168 cameras, associated intercoms, installation of control room equipment, and replacing programmable logic controllers for the cell door controls. Work was delayed to allow for additional design work that would cover the replacement of aging fire smoke detectors that are an integral part of the security system. This was facilitated by an amendment to the contract of AVS Engineers, approved by the Board on August 4, 2012, to cover the smoke detector design work.

After completion of the final design work related to this project, the County began to experience changes to jail occupancy. In order to assist the Corrections Department in managing the changing inmate population (post-Realignment) it was determined the Hall of Justice Work Furlough area (currently a minimum security dorm unit) needed to be reconfigured to maximum security housing. To coordinate with the project to reconfigure the Hall of Justice Work Furlough unit, advertising the Jail Security System Maintenance and Upgrades Project was delayed to avoid costly change orders and disruption to jail operation that would have resulted otherwise.

Because of the complexity of the project, some additional time was taken to pre-qualify contractors which resulted in two pre-qualified prime contractors that bid this job: Accurate Controls, Inc. from Ripon, Wisconsin, and Status Electrical Corporation from Abbotsford, British Columbia. On April 7, 2015, the Board approved advertising the "Jail Security System Maintenance and Upgrades Phase II Project," PW 11-04B, and on January 28, 2016, sealed bids were opened with the following results;

<u>Contractor</u>	<u>Bid Amount</u>
Accurate Controls, Ripon, WI	\$2,304,672
Status Electrical Corp, Abbotsford BC	\$1,794,500

The engineers estimate for Phase II of the Security System project was \$1,400,000; however the project was unable to bid for several years and pre-qualification restricted bidding to only two bidders which was not reflected in this estimate. Because of escalation costs, no guarantee that pre-qualifying another time would provide more bidders, and the fact that the system needs to be replaced fairly soon, staff recommends award of a construction contract with Status Electrical Corporation for their low base bid of \$1,794,500.

In order to provide funding for a budget shortfall of \$795,406, which is needed to provide for the project cost difference, two other jail projects are being eliminated. These projects are the Jail Valve Replacement Project and the Jail Kitchen Hood Project. The Valve Replacement Project was set up to replace all mechanical water valves with electronic valves and would provide reduced maintenance and water savings. The Jail Kitchen Hood Project incorporated improvements that would make it easier and less costly to clean the hood and ducting that serves the jail's kitchen. Both the Valve replacement Project, the Kitchen Hood Project are of a lower priority compared to the Jail Security System Project so they can be eliminated at this time, but the possibility of doing both projects may need to be revisited in the future. The Jail Smoke Detector Replacement project which has a budget balance of \$112,000 has a separate program number from the Security System Project program number because it initially moved forward as a separate project within the General Fund. To simplify project tracking, the Jail Smoke Detector Replacement project budget will be closed and incorporated into the Jail Security System project budget.

Status Electrical Corporation doing business as Status Automation is not a Local Vendor. The Public Contract Code requires that construction contracts be awarded to the lowest responsible and responsive bidder regardless of whether the low bidder is local or not. Staff outreach to the local community included advertising the request for bids in the Napa Valley Register, the Solano-Napa Builders Exchange and posting on the County website. Once the construction contract is awarded the County will contact the Napa County Workforce Investment Board (WIB) to let the WIB know of hiring needs.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula