



January 29, 2021

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

SUBJECT: AMEND THE FISCAL YEAR 2020-2025 CAPITAL IMPROVEMENT PLAN TO ADD THE SANTA RITA JAIL MODULAR PROJECT AS A CATEGORY IV, PENDING PROJECTS – STUDIES UNDERWAY; PROJECT NO. CPP21C202010000; BUDGET AMOUNT: \$134,375; AUTHORIZE TASK ORDER NO. 20201 WITH SHAH KAWASAKI ARCHITECTS FOR ARCHITECTURAL AND ENGINEERING SERVICES; PROCUREMENT CONTRACT NO. 20336; AMOUNT: \$118,574

Dear Board Members:

RECOMMENDATIONS:

- A. Amend the approved Fiscal Year 2020-2025 Capital Improvement Plan to add the Santa Rita Jail Modular Project, Project No. CPP21C202010000, to Category IV, Pending Project – Studies Underway, for preliminary programmatic and space design and establish a project budget in the amount of \$134,375;
- B. Authorize the Director of the General Services Agency, or his designee, to issue Task Order No. 20201 with Shah Kawasaki Architects (Procurement Contract No. 20336) (Principal: Philip Luo; Location: Oakland) for architectural and engineering services for the Santa Rita Jail Modular Project in the amount not to exceed \$118,574;
- C. Authorize the transfer of funds in the amount of \$134,375 to the General Services Agency from the Behavioral Health Care Services Agency for the Santa Rita Jail Modular Project, Project No. CPP21C202010000; and
- D. Authorize the Auditor-Controller to make the related budget adjustments.

DISCUSSION/SUMMARY:

The ongoing Senate Bill (SB) 863 Mental Health Program and Services Unit (MHPSU) Project is designed to provide new modern medical and mental health services for detainees in need of these treatments. Additionally, the facility will be designed to provide new administrative space that will centralize all mental health staff into one area. These staff are currently scattered across the facility wherever space can be found. Completion of the design and construction of the SB 863 MHPSU Project is expected to take several years.

In order to address the current and more immediate administrative space needs while the SB 863 MHPSU Project progresses, the Health Care Services Agency - Behavioral Health Care Services (ACBH) is working with the General Services Agency (GSA) to develop a temporary administrative workspace for mental health services at the Santa Rita Jail (SRJ) facility. While ACBH continues to utilize space within the jail, additional temporary space can be provided for ACBH with modular buildings. These modular buildings would be located at the West end of SRJ's main parking lot.

On July 28, 2020, your Board awarded (Item No. 42) Master Contract No. 901689 for five as-needed on-call Professional Services Agreements for architectural and engineering (A&E) services. Under these agreements, each A&E firm shall be assigned unique task orders for services as deemed necessary by GSA. Task orders will be assigned to the contracted firms with consideration given to the fee proposal for the task order, workload distribution, and area of expertise of the contracted firms.

GSA requests authorization to issue Task Order No. 20201 for A&E work. Architectural services will include programming and vetting of the staff and support program space requirements. This initial programming will confirm the space requirements necessary to meet the identified program. Engineering services will include site surveys and utilities studies intended to validate mechanical, electrical, plumbing, and communications connections needed to support the modular buildings. At the conclusions of these studies, the A&E will also provide an initial construction cost estimate.

Programming costs necessary to validate the space requirements and identify the next steps for the SRJ Modular Project (the Project) to ACBH are estimated at \$134,375. These one-time costs do not include any construction or construction design services. GSA will return to your Board with an updated project scope and budget for approval.

SELECTION CRITERIA/PROCESS:

On March 27, 2020, GSA issued a Request for Statement of Qualifications (RFSOQ) for on-call A&E services. On April 10, 2020, 24 responses to the RFSOQ were received. One proposal was not considered, as it did not meet the specific requirements of the RFSOQ. The remaining 23 responses were evaluated by the County of Alameda Selection Committee. The following five top ranked vendors were awarded contracts:

Vendor	Certification Information	Local	SLEB	Evaluation Points
<i>Shah Kawasaki Architects, Inc. Procurement Contract No. 20336 Location: Oakland</i>	<i>Certificate #: 03-90190 Expires: 11/30/21</i>	<i>Y</i>	<i>Y</i>	<i>104.50</i>
<i>Komorous-Towey Architects Procurement Contract No. 20334 Location: Oakland</i>	<i>Certificate #: 06-90902 Expires: 6/30/21</i>	<i>Y</i>	<i>Y</i>	<i>103.62</i>

<i>AE3 Partners Procurement Contract No. 20332 Location: Oakland</i>	<i>Certificate #: 08- 91283 Expires: 5/31/21</i>	<i>Y</i>	<i>Y</i>	<i>99.88</i>
<i>Brick Architecture & Interiors Procurement Contract No. 20333 Location: Oakland</i>	<i>Certificate #: 16- 00051 Expires: 6/30/21</i>	<i>Y</i>	<i>Y</i>	<i>99.44</i>
<i>RossDrulisCusenbery Architecture, Inc. Procurement Contract No. 20335 Location: Emeryville</i>	<i>Certificate #: 15- 00085 Expires: 9/30/21</i>	<i>Y</i>	<i>Y</i>	<i>97.68</i>

The five-awarded vendors are all Certified Small, Local and Emerging Businesses. GSA will request Board to authorization to issue all Task Orders.


FINANCING:


Funding for the one-time programing study in the amount of \$134,375 for the Project is included in the ACBH Fiscal Year 2020-21 Budget and will be transferred to GSA Capital Projects Fund Fiscal Year 2020-21 Budget per the attached Financial Recommendation. Appropriations for the task order contract for the A&E services will be included in the GSA Capital Projects Fund Fiscal Year 2020-21 Budget for the Project. No additional appropriations are needed and there will be no increase in net County cost.

VISION 2026 GOAL:

The Project meets the 10X goal pathways of **Healthcare for All** and **Accessible Infrastructure** in support of our shared vision of **Safe and Livable Communities**.

Respectfully submitted,

DocuSigned by:

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

DocuSigned by:

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Colleen Chawla
Director, Health Care Services Agency

cc: County Administrator
Auditor-Controller
County Counsel

FINANCIAL RECOMMENDATION FORM

#140100-35 Rev 5/21/14

AGENDA DATE: 2/9/2021

BOARD LETTER SUBJECT: Amend the FY20-25 CIP to add Santa Rita Jail Modular Project
Project No. CPP21C202010000, to Category IV, Pending Project Studies Underway, \$134,375

BUDGET YEAR: 2021 **FUND:** 10000

The use of Designations, as follows:

NAME OF DESIGNATION	ORG	AMOUNT

The increase (decrease) in anticipated revenue, as follows:

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL ANTICIPATED REVENUE \$0

The increase (decrease) in appropriations, as follows:

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
350500	670011	00000		\$134,375
ORG TOTAL				\$134,375

<i>Informational</i>				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
350500	610000	00000		(\$134,375)
ORG TOTAL				(\$134,375)

GRAND TOTAL APPROPRIATION \$0

FINANCIAL RECOMMENDATION FORM

#140100-35 Rev 5/21/14

AGENDA DATE: 2/9/2021

BOARD LETTER SUBJECT: Amend the FY20-25 CIP to add Santa Rita Jail Modular Project
Project No. CPP21C202010000, to Category IV, Pending Project Studies Underway, \$134,375

BUDGET YEAR: 2021 **FUND:** 27900

The use of Designations, as follows:

NAME OF DESIGNATION	ORG	AMOUNT

The increase (decrease) in anticipated revenue, as follows:

Informational

ORG	ACCT	PROG	PROJ/GR	AMOUNT
200700	485110	00000	CPP21C202010000	\$134,375
ORG TOTAL				\$134,375

Informational

ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL ANTICIPATED REVENUE \$134,375

The increase (decrease) in appropriations, as follows:

Informational

ORG	ACCT	PROG	PROJ/GR	AMOUNT
200700	650011	00000	CPP21C202010000	\$134,375
ORG TOTAL				\$134,375

Informational

ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL APPROPRIATION \$134,375