



April 24, 2018

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

SUBJECT: AWARD A PROFESSIONAL SERVICES AGREEMENT TO KITCHELL CEM FOR PROGRAM AND CONSTRUCTION MANAGEMENT SERVICES FOR THE SANTA RITA JAIL NETWORK INFRASTRUCTURE UPGRADE PROJECT LOCATED AT 5325 BRODER BOULEVARD, DUBLIN; PROJECT NO. CPP12S802200000; PROCUREMENT CONTRACT NO. 16218; AMOUNT: \$1,000,000

Dear Board Members:

RECOMMENDATIONS:

- A. Award a Professional Services Agreement (Procurement Contract No. 16218) to Kitchell CEM (President: Russell A. Fox; Location: San Jose) for program management support and construction management services for Phase One of the Santa Rita Jail Network Infrastructure Upgrade Project, for the term 5/22/2018 – 5/21/2023, in a Not-to-Exceed amount of \$1,000,000; and
- B. Authorize the Director of the General Services Agency to prepare and execute the proper Professional Services Agreement, upon review and approval by County Counsel.

DISCUSSION/SUMMARY:

On March 27, 2012, the Capital Improvement Plan was amended (Item No. 16, File No. 28016) to move the Santa Rita Jail (SRJ) Network Infrastructure Upgrade Project from Category II to Category I, and on June 14, 2016, your Board approved (Item No. 37.2, File No. 29780) a project budget increase for that project to \$33.74 Million.

The SRJ facility in Dublin is a County-owned correctional facility built in 1989. One of the 10 largest in the United States, the facility is just under 1,000,000 square feet (SF) in area and can house up to approximately 4,000 inmates. There are 18 housing units of various security levels. Each unit is approximately 41,000 SF and can accommodate anywhere from 180 to 300 inmates each. The original electronic security system is outdated, unreliable and has become difficult and expensive to maintain, thus requiring replacement.

This Board letter requests authorization to enter into a contract for program management support and construction management (PM/CM) services. The project construction will be delivered in two phases to support the Sheriff's operational needs at the Jail. The services will support critical progress in the completion of the construction bid documents for the first phase Design-

Bid-Build delivery of the Housing Unit/Intake and Release Camera Replacement Project. The scope of work for Kitchell CEM will also include administrative support, cost estimate reviews, assistance in the planning and management of the Design-Build (D-B) procurement and construction process for Phase Two, schedule management, close-out support, and system testing and commissioning for use. The contract term will be effective through May 21, 2023 for a project currently scheduled for completion in Fall/Winter of 2022-23.

We will return to your Board for additional construction management services for the large second phase of construction throughout the jail with a D-B delivery.

SELECTION CRITERIA AND PROCESS:

On October 2, 2017, GSA published a Request for Qualifications (RFQ) for PM/CM services for the SRJ Network Infrastructure Upgrade Project.

This was a qualifications-based procurement in accordance with the California Government Code Section 4526 and related statutes, including Section 6106 of the Public Contract Code. The statute requires selection of professional services based on demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required. The statute also requires consideration of candidates drawn from data submitted by interested firms, discussion with no fewer than three firms from the pool of qualified candidates, and ranking of no fewer than three firms deemed to be most highly qualified.

This RFQ was sent to subscribers of the Alameda County EGOV delivery system and local publications, Chambers of Commerce and published on the General Services Agency (GSA) Current Contracting Opportunities and Calendar of Events websites. Two networking conferences were held on October 16-17, 2017, and 37 firms attended.

On November 14, 2017, GSA received Statements of Qualifications (SOQ) from four construction management firms. All of the SOQ's were determined to be responsive and then reviewed and ranked by a panel. The four firms were invited for interviews/presentations on December 14, 2017, to compete for the project. The ranking is shown below. Among the criteria for evaluation, the firms and their teams were required to demonstrate experience in security systems, working on public sector projects, and the design and construction of detention facilities. The candidates were notified of their RFQ ranking by email on December 29, 2017.

PM/CM Candidates	Ranking	Score	Location
Kitchell	1	430	San Jose, CA
Vanir Construction Management, Inc.	2	414	Oakland, CA
CGL / JTECH	3	390	Sacramento, CA
Hattin Construction Management	4	347	Oakland, CA

In order to be awarded the contract for this project, the candidate firms were required to be a Small, Local, or Emerging Business (SLEB) or to commit to subcontracting with one or more County-certified SLEBs for at least 20% of their total fee for PM/CM services. All firms submitted their SLEB partner information, and the contract will be executed in compliance with this

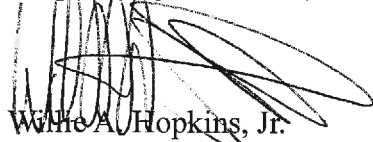
requirement. The SOQ submittal by Kitchell, the highest ranked firm, has submitted to subcontracting with Alameda County-certified SLEB businesses for 20.3% of their total fee (\$198,840, or 20% for YEI Engineers, Inc.; \$4,000, or 0.3% for CPM Logistics, LLC.) as noted below:

Kitchell SLEB Sub-Consultants	Certified	Certification Number	Expiration Date
YEI Engineers, Inc.	Small	02-89976	2-28-20
CPM Logistics, LLC	Small	15-00041	5-31-20

FINANCING:

Appropriations for this contract award are included in the GSA Capital Projects Fund for the SRJ Network Infrastructure Upgrade Project. No additional appropriations are required, and there is no increase in net County cost as a result of this action.

Respectfully submitted,



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

cc: Susan S. Muranishi, County Administrator
Steve Manning, Auditor-Controller
Donna R. Ziegler, County Counsel
Gregory J. Ahern, Sheriff-Coroner

CONTRACT SUMMARY
SRJ Network Infrastructure Upgrade Project
 PROJECT NO. CPP12S802200000

Total Contract Summary								
Contract Term: 04/27/18 – 04/27/23								
Vendor	Location	Contract Amount	Required Total Participation					
			Local		Small/Local Participation		Emerging/Local Participation	
			%	\$	%	\$	%	\$
Kitchell CEM	San Jose	1,000,000			20.00%	\$198,840		

SLEB Subcontractor						
SLEB Subcontractor Name	Address	Certification Information	Small/Local Utilization		Emerging/Local Utilization	
			%	\$	%	\$
YEI Engineers, Inc.	7677 Oakport St., Ste. 200 Oakland, CA 94621	Cert #: 02-89976 Expires: 2/28/20	20.00%	\$198,840		
CPM Logistics, LLC.	333 Hegenberger Rd., Ste. 425 Oakland, CA 94621	Cert #: 15-00041 Expires: 5/31/20	.30%	\$4,000.00		