



May 28, 2008

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

Dear Board Members:

SUBJECT: APPROVE THE AWARD OF A PROFESSIONAL SERVICES CONTRACT FOR
THE SANTA RITA JAIL SECURITY SYSTEM UPGRADE PROJECT, 5325
BRODER BOULEVARD, DUBLIN, CALIFORNIA; PROJECT NO.
CPM08S802200000; CONTRACT NO. 2735; AMOUNT: \$162,740

RECOMMENDATION:

- A. Award a contract (Contract #2735) to VBN Architects, Inc. (Tim Craig, President), 560-14th Street Oakland, CA, in an amount not-to-exceed \$162,740, for the Needs Assessment phase of the Santa Rita Jail Security System Upgrade;
- B. Approve the encumbrance of an additional \$16,274 as a Supplemental Work Allowance (SWA) for a total encumbered amount of \$179,014, and authorize the Director of the General Services Agency (GSA) to issue change orders, as necessary, against the SWA; and
- C. Authorize the Director of GSA to prepare the proper Professional Service Agreement, have said agreement reviewed and approved by County Counsel and authorize the President of the Board of Supervisors to execute the Agreement after Counsel review.

DISCUSSION/SUMMARY:

Santa Rita Jail is a County-owned correctional facility built in 1989. The facility is just under 1,000,000 square feet in area and houses approximately 4,000 inmates. There are 18 housing units of various types (minimum, medium, and maximum security). Each unit is approximately 41,000 SF and can accommodate anywhere from 180 to 300 inmates each.

The security system was originally designed and installed by Jensen Security. However, that firm discontinued operations and was bought by Nevatronics shortly before the facility was completed. This proprietary system, which controls locks, doors, intercom, and video surveillance, also interfaces with other building systems including electrical, plumbing, and mechanical.

Currently, the security system is showing its age and requires significant ongoing maintenance. Parts are only available from Nevatronics, located in Nevada, and may not be easily available in the future. Alameda County needs to replace the existing system with a non-proprietary system, reduce the maintenance burden, and improve security and safety for inmates and staff. The scope of work for the Needs Assessment is to assess the current system, determine the kind of retrofit/upgrade required, how best to implement it in the field, and estimate the cost. This work is expected to take five months to complete and is anticipated to start in July 2008.

SELECTION CRITERIA AND PROCESS:

GSA contacted one of the five pre-qualified firms approved by your Board on October 17, 2006 (Item #5A and B, File #21454). VBN Architects, Oakland, was asked to submit a proposal for detention security consulting services. VBN was selected for having experience in detention facility design. VBN was directed to hire a detention security specialist firm familiar with the type of system applicable to the County's Santa Rita Jail. GSA received a proposal on May 22, 2008.

Representatives from GSA-TSD evaluated the proposal. Evaluation criteria included relevant experience, past performance on similar projects, capacity to perform the work, schedule, and approach to the required services. VBN, a local business, met the requirements in all five categories and the fee proposal was deemed appropriate. In addition, VBN has sub-contracted with Zeiger Engineers, a certified small local electrical engineering firm, for 21% of the fee. GSA recommends award of the contract to VBN Architects.

FINANCING:

Funds for the Needs Assessment phase of this project are available in the approved FY 2007-08 Major Maintenance Capital budget. There will be no increase in net County cost.

Respectfully submitted,



Aki K. Nakao
Director, General Services Agency

AKN:JRK:mc:cs: I:\Board Letters\TSD\Draft Versions (PUT FINAL LETTER IN FY FOLDER)\8022 - ACSO Security System Professional Services Award2.doc

Attachment

cc: Susan S. Muranishi, County Administrator
Patrick O'Connell, Auditor-Controller
Richard E. Winnie, County Counsel
Gregory J. Ahern, Sheriff/Coroner

CONTRACT SUMMARY
SANTA RITA JAIL SECURITY SYSTEM UPGRADE
PROJECT NO. CPM08S802200000

Consultant	Location	Dollar Value of Contract Award	Local Participation		Small Local Participation	
			%	Dollar Amount	%	Dollar Amount
VBN Architects	Oakland	\$162,740	100%	\$162,740	21%	\$33,700