



Public Notice: Request for Statement of Interest Letters

Date: October 14, 2024

Subject: Santa Rita Jail Critical Operations Project - Request for Design-Build Entities

The County of Alameda is inviting qualified Design-Build Entities (“DBEs”) to submit Statements of Interest for the Santa Rita Jail (“SRJ”) facility located at 5325 Broder Boulevard, Dublin, California 94568 (“Facility”), Critical Operations Project (“Project”), an estimated \$230 Million total DBE contract. The Project will be constructed pursuant to the Progressive Design-Build project delivery method under the authority granted by Public Contract Section 22185 et seq.

The Project will replace and upgrade key Facility elements to improve functionality, reliability, and safety at the estimated 980,000 gross square foot jail, which opened in 1989.

The following is an overview of the projected scope of work to be performed for the Project:

- Replacement of two 1500kVA 12KV generators and associated electrical system infrastructure upgrades.
- A new one-million-gallon steel above-ground water tank will be installed, along with a second 12-inch water main for redundancy.
- The building management systems will be fully replaced, including Honeywell XC Classic controllers and FS-90 fire panels.
- Fire-life safety systems will be upgraded, including fire alarms, sprinklers, cybersecurity, telecom/low voltage, audio, and security radio systems. The security electronics system will be replaced with a new non-proprietary system to improve remote door control, intercom, building perimeter, duress system alarm monitoring, and CCTV surveillance.
- One hundred twenty-three (123) commercial-grade doors will be replaced with detention-grade doors and hardware across several housing units. Additionally, 9 detention-grade sliding doors will be replaced in numerous areas within the Facility.
- The HVAC system will undergo insulation removal and reapplication in fan enclosures of each housing unit and the core buildings, along with basic maintenance. Any unserviceable HVAC equipment or inaccessible ductwork will be replaced or cleaned, as necessary.
- The interior Ring Road around the perimeter of the housing units, within the secure perimeter of the facility will be replaced.
- Roofs on multiple housing units will be updated with new insulation, roofing membrane, and flashings, including the removal and reinstallation of photovoltaic panels on one unit.

Project Overview:

- **Project Name:** Santa Rita Jail Critical Operations Project
- **Location:** Dublin, CA
- **Estimated Total DBE Contract Value:** \$230M
- **Project Duration:** Estimated Spring 2025 through Spring 2030

Submission Requirements:

The DBE must have project experience with jail or corrections projects. Interested DBEs are invited to submit a Statement of Interest (“SOI”) that includes the following information:

1. **SOI General Statement and Signature:** Provide an SOI from the DBE stating the entity’s intended interest in the Project. The letter must be signed by an authorized representative (name, title, phone number, and email) from DBE, if formed, and the General Contractor(s) and the Architect of Record who will be the “Core Organizations” of the DBE team.
2. **DBE Team Composition:** Provide DBE team information, with a minimum of two personnel resumes from each member of the DBE, if formed, and from Core Organizations (General Contractor(s) & Architect of Record).
3. **DBE Bonding Capacity:** DBE must have an estimated bonding capacity of \$210 Million for the construction work this Project. Proof of bonding capacity from the DBE’s surety(ies), if the DBE is formed, or if not, the sureties of all General Contractor Core Organizations listed in response the DBE must be submitted with the Statement of Interest. Submit a notarized statement from a surety insurer admitted and authorized to issue bonds in the State of California (i.e., approved by the California Department of Insurance), which states that the General Contractor’s current payment and performance bonding capacity is sufficient for the Project.
4. **Non-Disclosure Agreement:** Signed by an authorized representative (name and title) of the entities described in Paragraph 1 (See attached Exhibit 1).

Failure to provide the foregoing submission requirements will render an SOI non-responsive and will exclude an interested DBE from receiving a Notice of Acceptance.

Submission Deadline:

All Statements of Interest must be submitted to Isabelle Beauchamps by October 30, 2024, by or at 5:00 PM Pacific Time to isabelle.beauchamps@acgov.org. Please note that late submissions will not be accepted or considered for evaluation.

Following receipt of the Statement of Interest, the County will provide:

1. Notification of Acceptance will be posted on the County website, under [Alameda County, Contracting Opportunities](#), listing the DBEs who submitted responsive SOIs.
2. Notice of Rejection letters will be sent via email to any DBE whose SOI was determined to be non-responsive, the reason for that determination, and a description of the process to appeal a determination that an SOI is non-responsive.
3. Site Clearance Forms
4. Invitation to attend a mandatory Pre-Request for Qualifications and Proposals (“RFQ/P”) Presentation on November 5, 2024. During this presentation, the County will provide an overview of the Project, including the scope, RFQ/P requirements, and budget cost plan for the Project.

Following the presentation, the County will distribute the RFQ/P to the DBEs.

We look forward to receiving your Statement of Interest and thank you for your interest in partnering with the County of Alameda on this important Project.

Sincerely,

Isabelle Beauchamps
Program Manager
Alameda County GSA – Capital Program
1401 Lakeside Drive, Suite 800
Oakland, CA 94612

Attachments

Exhibit 1 – Non-Disclosure Agreement