



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

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Fifth District

July 29, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
MEN'S CENTRAL JAIL REPLACEMENT PROJECT
PROPOSED CONSOLIDATED CORRECTIONAL TREATMENT FACILITY
(OPTION 1B)
ESTABLISH CAPITAL PROJECT NO. 69800
APPROVE APPROPRIATION ADJUSTMENT
AWARD ARCHITECTURAL/ENGINEERING AGREEMENT
AWARD CONSULTANT SERVICES AGREEMENT
ALL DISTRICTS
(3 VOTES)**

SUBJECT

These actions will award and authorize the execution of agreements with AECOM, Inc., and PlaceWorks (formerly the Planning Center) to respectively prepare architectural/engineering scoping documents and environmental impact report services for the proposed replacement of Men's Central Jail with a new Consolidated Correctional Treatment Facility in accordance with Option 1B of Vanir Construction Management's April 21, 2014 report; establish Capital Project No. 69800 for the proposed Project; and approve an appropriation adjustment to fund predesign activities.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed recommendations are exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the record of the proposed Project.
2. Establish Capital Project No. 69800 within the Fiscal Year 2014-15 Capital Projects/Refurbishments Budget for the proposed Men's Central Jail Replacement Project.

3. Approve the Project budget and appropriation adjustment in the amount of \$14,500,000, which transfers net County cost appropriation from the Fiscal Year 2014-15 Provisional Financing Uses-Capital Projects budget to Capital Project No. 69800, to fund the predesign activities for the proposed Men's Central Jail Replacement Project.

4. Award and authorize the Director of Public Works, or her designee, to execute an agreement with AECOM, Inc., to provide architectural/engineering scoping documents and design build support services for the proposed Men's Central Jail Replacement Project for a \$10,650,000 not-to-exceed fee, and to establish the effective date following Board approval.

5. Award and authorize the Chief Executive Officer to execute an agreement with PlaceWorks to prepare an Environmental Impact Report for the proposed Project for a \$405,815 not-to-exceed fee, and to establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

These actions will award and authorize the execution of professional services agreements to provide scoping documents, design build support services, and the Environmental Impact Report (EIR) for the proposed replacement of Men's Central Jail (MCJ) with a Consolidated Correctional Treatment Facility (CCTF), which will:

- Meet Board of State and Community Corrections design requirements;
- Address programmatic issues raised by the U.S. District Court;
- Provide an appropriate rehabilitative correction environment with a focus on treatment space for inmates with mental health and substance abuse issues;
- Enhance inmate security and supervision;
- Address the deteriorating condition of the MCJ with a modern replacement that is code and regulation compliant, including but not limited to, improving access, energy conservation, and meeting seismic standards; and
- Provide a more modern, efficient and appropriate rehabilitative correctional environment.

To meet these objectives, the proposed Men's Central Jail Replacement Project (Project) will replace the aging and deteriorated MCJ with a new and more operationally efficient two-tower jail, including support facilities, at the MCJ site. Vanir Construction Management (Vanir) estimated the Project would take approximately 10 years to complete. Upon completion, the new CCTF will provide:

- Treatment space and housing for inmates with mental health illnesses and substance use disorders, medically-fragile, and high security inmates;
- Collocation of mental health, substance use disorders, medical outpatient specialty housing, and outpatient clinical services in one facility; and
- Wide range of programming options dependent on inmate acuity level.

Background

On July 16, 2013, Vanir presented the Los Angeles County Jail Plan Independent Review and Comprehensive Report to the Board with five recommended options for the replacement of MCJ with a CCTF containing mental health and substance abuse treatment programs. As a result of the information presented in the report, the Board authorized Vanir to further develop the program for the

proposed CCTF, including staffing and operational cost considerations, and return to the Board with their findings.

On May 6, 2014, Vanir returned to the Board and presented their findings in a comprehensive report summarizing the five options to modernize the overall jail system, including programming and associated costs for each option. Subsequent to the presentation the Board approved a project description for further analysis known as Vanir's Option 1B with a two-tower configuration and instructed the Chief Executive Office (CEO) to return in 60 days or sooner with the following:

- Work with Department of Public Works (Public Works) to negotiate a fee with AECOM, Inc., (AECOM) based on their 2009 proposal for the development of performance criteria and initial design specifications for the replacement of MCJ;
- Negotiate a fee with PlaceWorks based on their original proposal for an EIR for the selected option as the proposed Project description;
- Work with Public Works to select consultants from the Board-approved as-needed consultant contract list to perform studies on the selected site to verify conditions and identify potential issues. Such work should include complete surveys of all site features, including buildings, utilities, hazardous materials, and soil conditions; and
- Develop a comprehensive timeline for the replacement of MCJ and the proposed development of Mira Loma Detention Center.

As directed in the Board's May 6, 2014 motion, Public Works conducted negotiations with AECOM, resulting in a recommended not-to-exceed fee of \$10,650,000. This fee includes an initial master plan review phase for AECOM to review Option 1B while simultaneously identifying efficiencies to reduce the overall capital cost of the proposed Project. CEO and Public Works will report back to the Board in 90 days with potential cost savings and efficiencies, and a plan to explore such efficiencies.

The CEO conducted negotiations with PlaceWorks, resulting in a recommended not-to-exceed fee of \$405,815 to prepare an EIR for the selected project description.

Public Works conducted negotiations with Vanir resulting in a recommended not-to-exceed fee of \$200,000 to provide predesign services, including other on-site physical locations analysis, cost estimates by construction's components and phases, clarifications to Option 1B, and peer review of AECOM's work for consistency with the intent of Vanir's report. Public Works will use the previously Board-approved as-needed contract with Vanir for this work.

Public Works will utilize existing as-needed Consultants to perform support survey services for geotechnical, utility/site, topography, and hazardous material identification. The following as-needed Consultants will perform the support survey services for a combined total of \$1,000,000, including contingency:

- GLUMAC (Topography/ALTA Survey/Utilities Investigation/Central Plant Assessment Services) in the amount of \$360,000;
- Converse Consultants (Geotechnical Investigation Services) in the amount of \$300,000; and
- ALTA Environmental (Environmental Phase I & II, and HazMat Survey) in the amount of \$340,000.

Pursuant to the preliminary schedule presented in Attachment A, a recommendation for approval of environmental documentation and an award of a Design/Build Agreement for the proposed Project in August 2015, a timeline similar to the separate recommendations on environmental documentation, and an award of a Design-Build Agreement for the proposed Mira Loma Facility. The preliminary schedule for the CCTF based on Vanir's Option 1B includes the predesign activities, preparation of a design build request for proposals, short list, and receipt of proposals with an anticipated recommendation of a design-build award in August 2015.

A detailed Budget Summary (Attachment B) for the predesign activities is also included for reference. Once the scoping documents and other associated predesign activities are completed, the CEO will return to the Board with projected operational and construction costs for the proposed CCTF. Furthermore, based on these associated costs, the CEO, in conjunction with the Treasurer & Tax Collector, will develop financing alternatives.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Community Support and Responsiveness (Goal 2), by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Execution of agreements with AECOM and PlaceWorks will achieve these goals by providing planning and scoping services for timely project delivery.

FISCAL IMPACT/FINANCING

The total estimated budget for the pre-design activities is \$14,500,000, which includes AECOM and PlaceWorks agreements, associated as-needed contracts, and County services. An appropriation adjustment (Attachment C) to transfer \$14,500,000 from the Fiscal Year 2014-15 Provisional Financing Uses-Capital Projects budget to the Men's Central Jail Replacement Project, Capital Project No. 69800, is attached and recommended for Board approval.

AECOM has agreed to provide architectural/engineering scoping documents preparation services for a \$10,650,000 total not-to-exceed fee, for the proposed Project with a CCTF, in accordance with the proposed project description in Option 1B. The negotiated fee for this work has been reviewed by Public Works and is considered reasonable for the scope of work.

PlaceWorks has agreed to provide the EIR services for a \$405,815 total not-to-exceed fee, for the proposed Project.

Vanir will provide predesign services, including other on-site physical locations analysis, cost estimates by construction components and phases, clarifications to Option 1B, and peer review of AECOM's work for compliance with Vanir's report for the proposed Project for a not-to-exceed fee of \$200,000.

Public Works will use existing as-needed contract capacities to perform support survey services for geotechnical, utility/site, topography, and hazardous material identification for \$1,000,000, including contingency.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The recommended consultant services agreement will contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence and General Relief Opportunities for Work Policies; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

ENVIRONMENTAL DOCUMENTATION

The recommended actions, including the awarding of consultant services agreements, will have no potential impact on the environment and are exempt from the California Environmental Quality Act (CEQA).

The recommended actions are exempt because they involve activities that constitute feasibility or planning studies for possible future actions that are not approved or adopted by the Board, and do not involve approval of a plan legally binding on future activities pursuant to Section 15262 of the State CEQA Guidelines. In addition, and in the alternative, these actions are not projects pursuant to CEQA because it is an activity that is exempt from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical changes to the environment.

No activity, which would constitute a project under CEQA, will be commenced unless the Board takes prior further action to consider and act upon environmental documentation pursuant to CEQA, and approves a project.

The Final EIR will be provided for the Board's consideration when we return to the Board to request project approval, and the Board retains its discretion to approve, modify, or disapprove the proposed Project based upon CEQA or any other grounds.

CONTRACTING PROCESS

The CEO conducted a Request for Quotation and invited select professional firms that provide environmental impact reporting services to apply. Of the responsive firms, it was determined that PlaceWorks be recommended for contract award.

PlaceWorks will prepare an EIR for the proposed Project for a not-to-exceed fee of \$405,815, with the contract effective date following Board approval.

On November 9, 2009, the Architectural Evaluation Board (AEB) provided a short list of four recommended architects for Jail Facilities Projects: HKS Architects, HOK Architects, AECOM, and Cannon Design. On November 16, 2009, Public Works invited the four recommended architects to submit a proposal to provide architectural/engineering scoping documents preparation services for County Jail Facilities Project(s), suitable for subsequent bidding and award of a design-build contract for the full design and construction of the project, and to provide design-build support services. On December 2, 2009, three firms submitted proposals and were interviewed by an evaluation committee composed of staff from the CEO, Sheriff's, and Public Works. The evaluation was based

on technical expertise, experience, proposed work plan, personnel qualifications, and understanding of the work requirements. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of these proposals, the evaluation committee selected AECOM as the most qualified firm to provide the required services.

Public Works negotiated with AECOM resulting in a recommended not-to-exceed fee of \$10,650,000 to prepare architectural/engineering scoping documents and design-build support services.

A standard consultant services agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended actions.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:SHK:DJT
TJ:MJD:zu

Enclosures

- c: Executive Office, Board of Supervisors
- County Counsel
- Auditor-Controller
- Health Services
- Mental Health
- Public Health
- Internal Services
- Sheriff

July 29, 2014

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
MEN'S CENTRAL JAIL REPLACEMENT PROJECT
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BUDGET SUMMARY

Financing Requirements	Men's Central Jail Replacement – CCTF (Scoping, EIR, As-Needed, County Services)
AECOM - Scoping Fee	\$10,650,000
PlaceWorks - EIR Preparation Fee	\$405,815
GLUMAC - Site/Utility/Topo Survey/Central Plant	\$360,000
Converse Consultants - Geotechnical	\$300,000
ALTA Environmental - Environmental & HazMat	\$340,000
Vanir Consultant Fee	\$200,000
County Services	\$2,244,185
TOTAL INITIAL COST ESTIMATE	\$14,500,000

July 29, 2014

ATTACHMENT C

**DEPARTMENT OF PUBLIC WORKS:
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**APPROPRIATION ADJUSTMENT
(See Attachment)**

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

July 29, 2014

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2014-15

3 - VOTES

SOURCES

USES

Provisional Financing Uses - Capital Projects
A01-CB-2000-13749-13766
Services & Supplies
Decrease Appropriation \$14,500,000

Chief Executive Office - Men's Central Jail Replacement
Men's Central Jail Replacement Project
A01-CP-6014-65046-69800
Capital Assets-Building & Improvements
Increase Appropriation \$14,500,000

SOURCES TOTAL: \$ 14,500,000

USES TOTAL: \$ 14,500,000

JUSTIFICATION

Appropriation adjustment in the amount of \$14,500,000 from PFU-CP to increase Capital Assets-Building & Improvements appropriations for the Men's Central Jail Replacement Project to fund pre-design activities.

Handwritten signature of Sabra White, Manager CEO

AUTHORIZED SIGNATURE Sabra White, Manager CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR --

- ACTION
RECOMMENDATION

- APPROVED AS REQUESTED
APPROVED AS REVISED

AUDITOR-CONTROLLER

BY [Signature] July 2 20 14

CHIEF EXECUTIVE OFFICER

BY [Signature] July 3 20 14

B.A. NO. 006