

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, FEBRUARY 25, 2025**

MINUTE ORDER NO. 3

SUBJECT: GENERAL SERVICES - AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION MANAGER AT RISK CONTRACT FOR MAJOR SYSTEMS RENOVATION OF THE SAN DIEGO CENTRAL JAIL AND RELATED CEQA EXEMPTION (DISTRICT: 1)

OVERVIEW

The San Diego Central Jail (SDCJ) located in downtown San Diego opened in 1998 and serves as the primary point of intake for incarcerated males in San Diego County. The facility is staffed by just over 200 sworn employees and nearly 200 professional staff members. The population at SDCJ is about 1,000 incarcerated persons, including newly booked incarcerated persons awaiting transfer to other facilities, and pre-arraignment incarcerated persons.

The proposed project is to renovate the SDCJ major systems, including mechanical, electrical, and plumbing systems, kitchen and laundry facilities, and to modernize dormitory rooms and office spaces. Major systems within the jail have reached “end of life” and must be replaced.

Today’s request is for the Board of Supervisors approval to authorize the Director, Department of Purchasing and Contracting to advertise and award a Construction Manager at Risk contract for the renovation of major systems at SDCJ. If approved, construction is expected to begin in the Fall of 2025 and complete in the Summer of 2027.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed major systems renovation project at the San Diego Central Jail is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Sections 15301 and 15302.
2. Authorize the Director, Department of Purchasing and Contracting to take any action authorized by Article XXIII, Section 401, et seq. of the Administrative Code and Public Contract Code Section 20146 to advertise, award, and administer a single Construction Manager at Risk contract for the major systems renovation project at the San Diego Central Jail.
3. Designate the Director, Department of General Services as the County officer responsible for administering the awarded Construction Manager at Risk contract for the major systems renovation project at the San Diego Central Jail.

EQUITY IMPACT STATEMENT

The authorization and award of a construction contract for the major systems renovation project at San Diego Central Jail would contribute to the County of San Diego’s Strategic Plan Community Goal of Safety to support programs and services that focus efforts to reduce disparities and disproportionality across the justice system.

Expenditures resulting from this action will create private sector jobs and economic opportunities in San Diego County. The procurement of a Construction Manager at Risk contract will encourage participation from local, small, and disadvantaged businesses. The awarded contractor will be encouraged to engage with local subcontractors for the project and this procurement follows the requirements of the Working Family Ordinance. Examples of such local participation include partnering with local organizations, local apprentice programs, local employment resource centers, workforce community outreach programs. To ensure equity, inclusionary contracting criteria will be incorporated into the source selection process. The contractor must also comply with the Board Policy B-39a, Veteran Owned Business (VOB) and Disabled Veterans Business Enterprise program, which requires at least 3% VOB or Disabled Veteran Owned participation.

SUSTAINABILITY IMPACT STATEMENT

Implementing effective sustainability objectives is crucial to ensuring safe and healthy communities and contributing to the overall success of the region, including the San Diego Central Jail (SDCJ) population. The authorization and award of a Construction Manager at Risk contract for the major systems renovation at SDCJ will contribute to the County of San Diego's Sustainability Goals of engaging the community, providing equitable access to County services, transitioning to a green, carbon-free economy, and protecting the health and well-being of County employees, incarcerated persons at SDCJ, and the families who visit them.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2024-25 Operational Plan for the Sheriff. If approved, this request will result in estimated costs of \$26,558,263. The funding sources are Sheriff's existing General Purpose Revenue (\$21,400,000) and General Fund fund balance (\$5,158,263). There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

The approval to advertise and award a Construction Manager at Risk (CMAR) contract for the major systems renovation at San Diego Central Jail would result in the creation of private sector jobs and economic opportunities in San Diego County. It is anticipated that members of all equity seeking groups could benefit which helps stimulate the local economy. CMAR contracts are subject to the Working Families Ordinance and consider local, small, and disadvantaged business participation worth 20% of the total evaluation.

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Desmond, the Board of Supervisors took action as recommended, on Consent.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: (District 1 Seat Vacant)

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter

