



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

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Fifth District

DATE: February 25, 2025

03

TO: Board of Supervisors

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.

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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.

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ADVISORY BOARD STATEMENT

N/A

BACKGROUND

Public Contract Code section 20146 permits the County of San Diego (County) to contract through the Construction Manager at Risk (CMAR) delivery method. This method allows for a two-phase contract that brings a construction manager/general contractor on board during the latter stages of design for a project. During the first phase of the CMAR work, the construction manager/general contractor provides pre-construction services in collaboration with the County's consultants and client department to assure code compliance, efficiency, constructability, and cost estimating to a target budget. During the second phase of the CMAR work, the construction manager/general contractor provides construction services including bidding of trades and management of work to a Guaranteed Maximum Price. CMAR provides some of the prequalification and collaboration advantages of design-build while also allowing for the performance of maintenance, alteration, and remodel work in existing County facilities.

The San Diego Central Jail (SDCJ) located in downtown San Diego is a medium-security facility and operates under the San Diego County Sheriff's jurisdiction. The facility includes housing units, a medical area, an inmate processing area, and administrative areas. Located in the administrative areas are the Detentions Processing Unit, Operational Support Unit, and the Facility Command staff.

Due to age, a substantial major systems renovation at SDCJ, including upgrades to critical building systems, is needed. Specifically, the scope of this work will include improvements to the kitchen, housing units, and administrative areas, modernizing plumbing, heating, ventilation, and air conditioning, and electrical throughout the facility, and installing new integrated electronic security and control systems, fire alarms, and communications systems (radio/data/phone).

The County entered into County Contract 570075 with Randall Lamb Associates, Inc. for technical assistance in developing design documentation necessary for the major systems renovation project at SDCJ. Randall Lamb Associates, Inc. has completed the planning and design services phase of this project. The County is now ready to enter into a Request for Proposal for CMAR construction services.

Today's request is for Board of Supervisors approval to authorize the Director, Department of Purchasing and Contracting to advertise, award, and take all steps needed to administer a CMAR contract for the renovation of major systems at San Diego Central Jail. If approved, construction is expected to begin in the Fall of 2025, with estimated completion in Summer 2027.

ENVIRONMENTAL STATEMENT

The proposed major systems renovation project at the San Diego Central Jail is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15301 of the CEQA Guidelines, as work involves the interior alteration of existing facilities and

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mechanical equipment, involving no expansion of the existing capacity or use. The project is further categorically exempt from CEQA under Article 19, Section 15302 of the CEQA Guidelines, as work involves the replacement of major utility systems with no expansion of the existing capacity or use. The project is not subject to any of the exceptions to the Categorical Exemptions listed in Section 15300.2 of the CEQA Guidelines.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed action to authorize and award a Construction Manager at Risk for major systems renovation at San Diego Central Jail contract supports the Sustainability Initiative in the County of San Diego's 2025-2030 Strategic Plan by ensuring economic solvency to achieve the basic facilities and physical resources necessary for superior service delivery.

Respectfully submitted,



EBONY N. SHELTON
Chief Administrative Officer

ATTACHMENT(S)

Attachment A - Notice of Exemption