



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

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**DATE:** October 19, 2021

**09**

**TO:** Board of Supervisors

### SUBJECT

**SHERIFF'S DEPARTMENT – REQUEST APPROVAL FOR SINGLE SOURCE  
PROCUREMENT OF DETENTION FACILITY SHOWER TWO-PART POLYMER  
EPOXY TREATMENT SYSTEM (DISTRICTS: ALL)**

### OVERVIEW

The Sheriff's Department operates and maintains seven secure detention and/or reentry facilities throughout the county that are operational 24 hours a day, seven days a week, and 365 days a year. The maintenance of these facilities presents unique challenges to the County of San Diego (County) maintenance staff. The shower areas are particularly difficult to maintain with surfaces that are sanitary, safe, and durable as they are in constant use.

The County has tried several approaches with different products and services between 2006-2010 to treat detention facilities' shower surfaces to maintain a dry and sanitary environment. The only approach that has proven to be effective and long-lasting is a two-part proprietary polymer system exclusively provided by Petra Polymers and installed by Petra CPS.

This is a request for single source procurement with Petra Polymers / Petra CPS (Petra) for detention and reentry facility showers two-part polymer system epoxy services and supplies for an initial term of one-year, plus four option periods of one year each.

### RECOMMENDATION(S)

#### CHIEF ADMINISTRATIVE OFFICER

1. In accordance with Board Policy A-87, Competitive Procurement, approve and authorize the Director of the Department of Purchasing and Contracting to enter into negotiations for repair and replacement parts and related services from Petra Polymers/Petra CPS (Petra) for all Sheriff's Department detention and reentry facilities and subject to successful negotiations and a determination of a fair and reasonable price, award a contract for an initial term of one-year and an additional four option years and to amend the contracts as needed to reflect changes to requirements and funding.
2. Pursuant to Public Contract Code Section 3400, find that Petra products and installation will be designated by specific brand name for use in the Sheriff's Department detention

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and reentry facilities for the period of up to five years because they are necessary items that are only available from one source.

**EQUITY IMPACT STATEMENT**

The Sheriff's Department maintains high safety standards to support the diverse individuals living and working in the detention facilities. This requires the Sheriff's Department to be proactive and continuously analyze the environment for both safety and cleanliness of all Detention Facilities. The implementation of the two-part polymer epoxy treatment system will provide both increased safety and cleanliness which are key to the overall health of all individuals. The enhanced and more durable surface for all shower facilities, reduces the likelihood of injury. The Board of State and Community Corrections, Title 24, Minimum Standards for Local Detention facilities, Section 1231.3.4 – Showers must be available to all inmates on a ratio of at least one shower to every twenty inmates or fraction thereof and must provide hot and cold water or tempered water. Shower stalls/shower areas must be designed and constructed of materials which are impervious to water and soap so they may be easily cleaned. This two-part polymer epoxy treatment system complies with Title 24 as well as increases the overall durability and life span of the flooring thus requiring less maintenance, repairs, and replacement. The system also adds the benefit of preventing moisture intrusion and mold build-up.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2021-22 Operational Plan for the Sheriff's Department. If approved, this request will result in estimated current year costs of \$560,000 and future estimated annual costs of \$150,000 to \$350,000 dependent upon detention facility populations and available bed capacities. The funding source is General Purpose Revenue. Subsequent year costs will be included in future Operational Plans for the Sheriff's Department. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

The Sheriff's Department operates and maintains seven detention facilities that are operational 24 hours a day, 7 days a week, and 365 days a year. The maintenance of these facilities presents unique challenges. Shower areas within the housing modules are particularly difficult to maintain, as they are in constant use and never completely dry out even if appropriately ventilated.

The County of San Diego (County) staff have tried several approaches to treating detention and reentry facility shower surfaces to maintain a dry and sanitary environment. Various attempts and treatments included standard epoxy coatings applied at San Diego Central Jail and in the East Mesa Reentry Facility dorms, a custom-built stainless-steel insert installed at George Bailey Detention Facility, and a coating system applied in the East Mesa Reentry Facility. All these ultimately required extensive rework with significant operational impact in less than a five-year span.

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The only approach that has proven to be effective, to date, is a proprietary polymer system offered by Petra Polymers / Petra CPS (Petra). Petra covers both the products and installation of this two-part proprietary system. The system consists of a concrete overlay and a top coating applied over a properly prepared substrate. The application is essentially odorless and is non-porous, which renders it extremely durable and less susceptible to failure in wet environments. This system was successfully used to treat showers at George Bailey Detention Facility as early as 2006 and was found to have still maintained its integrity and durability through 2010. On January 26, 2016 (04) the Board of Supervisors approved the single source procurement for the Petra system products and services for a period of five years which ended January 31, 2021.

The Sheriff's Department had intended to replace all showers with this system between 2016 and 2021, however was unable to complete all shower areas as high inmate populations during this time period did not allow for sufficient clearing of modules to accommodate the work. During these five years the County continued to repair, maintain, and troubleshoot problems with the current flooring but did not replace any areas with the two-part polymer system from Petra. Therefore, the department is requesting a single source procurement to complete the initial surfacing of approximately 150 showers and for as-needed services and supplies.

This is a request for single source procurement with Petra Polymers/Petra CPS for detention and reentry facility showers two-part polymer system epoxy services and supplies for an initial term of one-year, plus four option periods of one year each.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today's proposed action for approval to specify the two-part proprietary polymer treatment system for detention and reentry facilities supports the County of San Diego's 2021-2026 Strategic Plan Operational Excellence objective of providing modern infrastructure and innovative technology to ensure superior service delivery to our customers. Both the health and safety of incarcerated persons and staff is prioritized by providing these necessary products and installation services.

Respectfully submitted,



WILLIAM D. GORE  
Sheriff

**ATTACHMENT(S)**

N/A

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**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:** ☐ Yes ☒ No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**

☐ Yes ☒ No

**PREVIOUS RELEVANT BOARD ACTIONS:**

January 26, 2016 (04) – Sheriff's Department – Request for Single Source Procurement of Epoxy System for Detention Showers

**BOARD POLICIES APPLICABLE:**

A-87, Competitive Procurement: D.5 Standardization and 2.E Equipment Maintenance Services:

**BOARD POLICY STATEMENTS:**

A-87, Competitive Procurement – A single source procurement of detention and reentry facility showers two-part polymer system epoxy services and supplies provided exclusively by Petra Polymer/Petra CPS (Petra) for the Sheriff's detention and reentry facilities.

**Item and Service and Term Period:** Procurement of Petra's materials and related installation and repair services for up to a five-year term.

**Benefits to the County of San Diego:** Petra's products and services meet the Sheriff's requirements for compatibility, standardization, longevity, quality, value, and vendor support and is overall cost efficient for the County.

**Justification:** County of San Diego staff's research and experience using several other products and services over the last 15 years show Petra to be the only vendor able to meet the Sheriff's critical requirements for compatibility, standardization, durability, and vendor support critical to maintaining a safe and sanitary environment in our detention and reentry facility shower areas.

**Fair and Reasonable Pricing:** The costs have been determined to be fair and reasonable based on comparable pricing the company has routinely provided to similar agencies, and will continually be evaluated over the term of the agreement to ensure consistent pricing within the market.

**MANDATORY COMPLIANCE:**

N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION  
NUMBER(S):**

Pending

**ORIGINATING DEPARTMENT:** Sheriff's Department

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**OTHER CONCURRENCE(S):** Department of Purchasing and Contracting  
Department of General Services

**CONTACT PERSON(S):**

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