



# COUNTY OF HUMBOLDT

For the meeting of: 2/28/2023

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File #: 23-229

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Departmental

**Vote Requirement:** Majority

**SUBJECT:**

Bid Authorization for the Humboldt County Community Corrections Re-Entry Resource Center Construction Project, Project Number 170223

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve the plans and specifications pertaining to the Humboldt County Community Corrections Re-Entry Resource Center Construction Project, Project Number 170223; and
2. Authorize the Clerk of the Board to advertise the Humboldt County Community Corrections Re-Entry Resource Center Construction Project, as required by Section 22037 of the California Public Contract Code on February 28, 2023 with bids to be opened on April 4, 2023 at 2:00 p.m.

**SOURCE OF FUNDING:**

2020 Finance Plan; AB-109 Community Corrections Partnership (3741); General Fund (1100); SB-863 Grant Funding

**DISCUSSION:**

The proposed Humboldt County Corrections Reentry Resource Center is planned to be built next to the Humboldt County Correctional Facility (“HCCF”) with a linkage between the jail and the new center. The structure would house a small minimum security in-custody, program oriented, custody unit that focuses on preparing inmates to successfully re-enter society. These 44 minimum security beds, 28 male, 10 female and 6 mental health, would help relieve the HCCF of much needed higher security beds to house inmates previously sentenced to State prison.

The facility would also focus on out-of-custody re-entry programing. The current Day Reporting Center located at 404 H Street, Eureka would move into this facility and gain much needed space. The Sheriff’s Work Alternative Program would also move into this facility, thus allowing that program to expand its re-entry programs. These out-of-custody programs would incorporate additional intense case management, evidence-based programs, mental health and substance abuse services geared toward reduction of recidivism in Humboldt County. The facility will provide offenders with transition

from an institutional setting to independent and responsible community living.

On January 3, 2017, following a Request for Qualifications (“RFQ”) process, the Humboldt County Board of Supervisors (“Board”) approved a professional services agreement with the architectural firm of Nichols, Melberg, & Rossetto (“NMR”), to provide design services for the project. After completing the Project Establishment, Schematic Design and Preliminary Plans phases of design, including acceptance of these by the State, the Working Drawings have now been completed by NMR. The Working Drawings have been reviewed and approved by the Office of the State Fire Marshal, the authority having jurisdiction over this project. The attached plans and specifications along with the Ground Lease, Cooperation Agreement and other documents make up the Working Drawings Packet. The Working Drawings Packet has been submitted to the State Public Works Board and were approved to proceed to bid. The bidding package consisting of the approved plans and specifications for the project is now ready to be released for bidding.

On July 14, 2022, the Director of Public Works released a RFQ pursuant to California Public Contract Code Section 20101(c) for prequalifying general contractors for bidding on the Community Corrections Re-Entry Resource Center Construction Project. Seven (7) responses to this RFQ were received by Public Works by the deadline of August 11, 2022. Of those seven (7), six (6) were found to be prequalified to bid on this project. The list of prequalified general contractors was released on August 19, 2022, and can be found below (in alphabetical order):

- Arntz Builders, Inc. CA License #: 856393 PWCR Number: 1000003147  
Address: 431 Payran Street, Petaluma, CA 94952
- Broward Builders, Inc. CA License #: 602146 PWCR Number: 1000000001  
Address: 1200 East Kentucky Ave., Woodland, CA 95776
- Roebbelen Contracting, Inc. CA License #: 734124 PWCR Number: 1000001469  
Address: 1241 Hawks Flight Court, El Dorado Hills, CA 95762
- Sletten Construction Company CA License #: 446809 PWCR Number: 1000026590  
Address: 600 S.Las Vegas Blvd. Suite 700, Las Vegas NV 89101
- Stronghold Engineering, Inc. CA License #: 787490 PWCR Number: 1000001105  
Address: 150 W. Walnut Avenue, Perris, CA 92571
- S+B James Construction Co. CA License #: 521929 PWCR Number: 1000579648  
Address: 8425 Agate Road, White City, OR 97503

Bids will be due at 2:00 pm on April 4, 2023. Following receipt of the bids, Public Works staff and the design team will review and tabulate the bids. The bid tabulation will be conveyed to the State Public Works Board and Department of Finance for their review and award approval. The bid from the lowest responsive responsible bidder will be brought to your Board for award conditioned upon the approval from the State. The anticipated construction schedule includes a construction period of 540 days, beginning with the notice to proceed following final award approval by the State and Board of Supervisors, receipt of bonds and execution of the construction agreement. Completion and occupancy of the Community Corrections Re-Entry Resource Center is currently estimated to be in January of 2025.

**FINANCIAL IMPACT:**

<b>Expenditures</b>	
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Adopted Budgeted Expenses	\$ 27,883,955.00
Anticipated Additional Appropriation (at bid award)	\$ 1,079,561.00
<b>Total Expenditures</b>	<b>\$ 28,963,516.00</b>
<b>Approved Funding Sources</b>	
General Fund	\$ 30,000.00
State Funds	\$ 20,000,000.00
2020 Finance Plan	\$ 3,044,455.00
AB-109 Community Corrections Partnership	\$ 4,484,500.00
Land Value	\$ 325,000.00
<b>Total Approved Funding Sources</b>	<b>\$ 27,883,955.00</b>
<b>Anticipated Future Funding*</b>	
2020 Finance Plan (at bid award)	\$ 1,079,561.00
<b>Total Funding Sources</b>	<b>\$ 28,963,516.00</b>

\* Current estimate of funding need based on construction estimate. Once bids are received, this is adjusted to cover actual bid project costs either over or under estimate.

The current project budget based on current updated cost estimates of hard and soft costs indicate the project will cost \$28,963,516. The State reimbursement portion which will be applied to the construction, architectural, and project and construction management fees totaling \$20,000,000 while the remaining estimated project cost of \$8,963,516 will be the County of Humboldt’s cash match and in-kind land value contribution: County of Humboldt match funding in the amount of \$8,606,016 as described below plus the land value of \$325,000.

In February of 2014 and August of 2015, the Criminal Justice Fund contributed a total of \$134,500 for the Needs Assessment and California Environmental Quality Act (“CEQA”) costs for the project. On January 20, 2015, the Board authorized the commitment of real property with an appraised value of \$325,000. On February 10, 2015, your Board authorized an additional \$30,000 from the General Fund for additional CEQA costs. On August 19, 2015, the Humboldt County Community Corrections Partnership Executive Committee approved the use of \$500,000 (One-Time Funding) to cover the Cash Match for the SB 863 application.

On June 2, 2020, the Board authorized the use of the remaining funds authorized in the 2016 Finance Plan for this project in the amount of \$2,274,000 from the 2020 Finance Plan. On October 20, 2020 and April 13, 2021, the Board approved additional funding totaling \$770,455 from the 2020 Finance Plan to adjust for rapid construction escalation costs. On November 16, 2022, the Humboldt County Community Corrections Partnership Executive Committee approved one time funding of \$3,850,000

(One-Time Funding) to supplement the project's Cash Match requirements. It is estimated that an additional funding contribution totaling \$1,079,561 will be needed to cover the county's share of the currently estimated project cost. These additional funds are currently available in the 2020 Finance Plan, however Staff is recommending supplementing the budget once bids are received due to the current volatile nature of construction costs and the possibility of bids coming in above or below the current estimated construction cost. Supplementing the budget after bidding will allow for a single budget adjustment through a Board Resolution as required by the State for this project using a hard budget number based on the lowest responsive, responsible bid. This will allow the Board to understand the full financial picture at the time of dedicating those funds for use. This brings the county's current total cash match to \$8,606,016 for construction of the Humboldt County Corrections Re-Entry Resource Center Construction Project.

*Note: Construction escalation costs are continually accruing and are required by the State to be accounted for in all cost estimates of the project. These escalation costs are based on the amount of time to start of construction, and then to the midpoint of construction. These are line item estimating tools which allow for project owners to budget appropriately for unknown future escalation costs. Once the project has bid out, and a bid accepted by the Board, the construction costs are fixed and the project may proceed using "real" numbers without relying on escalation factors.*

The current Day Reporting Center at 404 H Street, Eureka, staffed by Probation and DHHS, will be vacated once this project is complete. This will amount to a savings in rent, janitorial and tax savings of an estimated \$118,604 per year anticipated to begin in the first quarter of 2025.

Staffing Impact:

The Humboldt County Correctional Facility, by using a standard staffing analysis, estimates an increase of 20 Full-Time Equivalent ("FTE") staff positions consisting of 15 Correctional Deputies and five Senior Correctional Deputies to cover the Corrections Resource Center's 24/7 operation. Should budget constraints prohibit the ability to increase staffing for this facility, the Sheriff's Office has also generated a plan to operate the facility with existing staffing, by closing a portion of the current inmate housing if necessary. Therefore, the anticipated increase to staffing costs in budget unit 1100-243 Correctional Facility is anticipated to range from \$0 to \$2,376,600 based on the Fiscal Year 2023-24 budget year with potential future funding coming from the General Fund in FY 2024-25. Staff will return to your Board as the facility opening nears to discuss staffing strategies.

Existing Probation and DHHS staff will be relocated from existing parts of the Correctional Facility and the existing Day Reporting Center at 404 H Street, Eureka. No additional FTE staff positions for these functions are currently planned.

Building Maintenance Mechanic staff will be impacted as a result of the construction of this new facility. The addition of a new facility to maintain will add to the workload for existing maintenance staff stationed at the Correctional Facility. Initial impacts will be small, and include minor preventative maintenance of new building systems including plumbing, mechanical and power systems. Over time, as the building and its systems age, additional preventative maintenance and repair work will be needed. Janitorial duties in the new facility are intended to be managed by existing

staff and work crews. No additional FTE staff positions for these functions are currently planned.

Existing Public Works Capital Projects and Administrative staff will continue to apply time and effort through bidding and construction toward the completion of this construction project. No additional FTE staff positions for these functions are currently planned.

**STRATEGIC FRAMEWORK:**

The recommended actions support the Board of Supervisors' Strategic Framework by enforcing laws and regulations to protect residents and providing for and maintaining infrastructure.

**OTHER AGENCY INVOLVEMENT:**

Board of State and Community Corrections; State Public Works Board; Department of Finance

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose to not to approve the attached plans and specifications for the Humboldt County Community Corrections Re-Entry Resource Center Construction Project. However, this alternative is not recommended because it would mean the forfeiture of the \$20,000,000 SB 863 award from the State and removes the planned infrastructure needed to operate programs for individuals returning to the community. The impact of that will continue to be seen on the local level as AB109 inmates continue to impact the existing facility and services may have a negative effect on the community at large.

**ATTACHMENTS:**

1. 170223-Re-Entry Center Drawings-Bid Set 021623
2. 170223-Re-Entry Center Specifications-Bid Set 021723

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: C-7; H-4; H-1; C-16; C-9; C-13; E-1 ; H-1; C-21; C-4; I-1

Meeting of: 10/22/13; 1/20/15; 2/10/15 7/14/15; 8/25/15; 1/12/16; 2/9/16; 5/24/16; 11/14/17; 8/21/18

File No.: 20-1291; 21-379; 21-692