



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**

County Manager's Office

**DATE:** October 10, 2002

**BOARD MEETING DATE:** October 22, 2002

**TO:** Honorable Board of Supervisors

**FROM:** Paul T. Scannell, Assistant County Manager

**SUBJECT:** Agreement with Turner Construction Co. for complete construction management services for the San Mateo County Youth Services Center.

**Recommendation**

Adopt a Resolution authorizing the Assistant County Manager to execute an Agreement for project management, design, and construction management services with Turner Construction Co. for the new San Mateo County Youth Services Center, Tower Road Government Center, located in unincorporated San Mateo County, CA in the amount of \$13,831,314.

**Background**

For the past five years, San Mateo County has been evaluating options for replacing Hillcrest Juvenile Hall. The existing facilities were constructed from the 1940's through the 1970's and are now overcrowded and outdated. Over the last thirty years, the nature of offenses committed by juveniles has become increasingly more violent and impulsive, resulting in longer sentences, more security concerns in operating the facility and an increased need to care for the mentally ill offenders, formerly cared for in a hospital setting. Compounding these changes in juvenile justice needs is the demographic reality of the County's growing population of minors to be served in these facilities.

In 1998, the County Board of Supervisors received a study that proposed replacing Hillcrest Juvenile Hall with a new 268-bed facility. The Board of Supervisors decided at that time to abandon the replacement approach in favor of a more inclusive plan emphasizing intervention and treatment as a prime goal in constructing a more comprehensive youth services campus.

A new study was undertaken employing this approach resulting in a new program which includes an assessment center; a dual diagnosis treatment center of 30 beds; intake/release; housing for boys and girls by classification of youthful offenders, comprising a total of 180 beds; a visiting area; health services; mental health services; food services; programs and recreation; educational facilities; a Girls Camp of 30 beds; Group Receiving Homes; and institutional administration, all totaling some 200,000 gross square feet of new construction.

### **Discussion**

On April 30, 2002, by Resolution No. 65205, the Board of Supervisors authorized the Assistant County Manager to initiate a selection process for a qualified construction management firm for the design and construction of the San Mateo County Youth Services Center utilizing the new program.

On July 11, 2002, interviews were held with three construction management teams: (See attached Exhibit A)

- Hensel Phelps with HOK/Beverly Prior Architects
- Kitchell with The Design Partnership/DES Architects
- Turner Construction Co. with KMD Architects

The final selection committee was comprised of John Maltbie, County Manager; Richard Gordon, Supervisor; Loren Buddress, Chief Probation Officer; and Marta Diaz, Judge Superior Court. The Turner team was selected for its responsiveness to the needs of the County's vision of the project and its wealth of experience in juvenile justice architecture. Turner Construction Co. has agreed to the terms of said agreement and is prepared to begin work immediately on the project.

The total project cost is presently estimated to be \$114,000,000. The project is composed of four components with a total estimated cost of construction and furnishings of \$80,686,388. The components are: Component 1 - Juvenile Hall, Group Receiving Home and demolition of the existing juvenile hall (\$56,473,381); Component 2 - Juvenile Courts (\$7,145,457); Component 3 - Probation Department Administration and Juvenile Probation (\$10,610,283); and Component 4 - Community School (\$6,457,267).

This Agreement is for project management, design, and construction management. The terms of the Agreement specify milestones in the design of the project when the County may cancel further work. These occur after master planning and after receipt of construction bids.

### **Vision Alignment**

This agreement with Turner Construction Co. keeps the commitment of Ensuring Basic Health and Safety for All and goal number eight: Help vulnerable people - the aged, disabled, mentally ill, at-risk youth and others - achieve a better quality of life. This agreement contributes to this commitment and goal by constructing a new juvenile facility emphasizing comprehensive youth services.

**Fiscal Impact**

The County has received a Federal Juvenile Justice grant of \$21,105,000 from the Department of Justice/Office of Justice Planning and administered by the California Board of Corrections (BOC) to fund a portion of the Juvenile Hall.

The County will finance the project through the issuance of lease revenue bonds. The bond sale is expected in March, 2003. The bonds will be sold after the completion of schematic design and an accurate cost estimate is prepared by the construction manager. This is necessitated in order to properly size the bond issue. The Board of Supervisors adopted a resolution on July 30, 2002 that will allow any expenditure on the project prior to the sale to be reimbursed from the bond proceeds. In order to proceed through the preparation of the construction cost estimate, the County will have to advance approximately \$3.5 million. Funds have been identified in the current FY 03 budget in the Debt Service Reserve funds. The funds will be replenished from the bond proceeds before the fiscal year end.

cc: Chris Motley, Chief Deputy County Counsel  
James Sowerbrower, Capital Projects  
Loren Buddress, Chief Probation Officer  
Margaret Taylor, Director, Health Services  
Maureen Borland, Director, Human Services  
Floyd Gonella, County Superintendent of Schools  
John Mehl, Assistant County Superintendent of Schools

BOS212TurnerYSC contract memo

**RECOMMENDED**  
  
**ASSISTANT COUNTY MANAGER**

**Exhibit A**

|    |                              |   |
|----|------------------------------|---|
| 1. | General Description of RFP   | Construction Management/ Design Services  |
| 2. | List key evaluation criteria | <ol style="list-style-type: none"><li>1. Qualified CM firms with Architects/Engineers experienced in the design and construction of youthful offender facilities.</li><li>2. Experience working with the California Board of Corrections (BOC)</li><li>3. Excellence in design of youthful offender facilities</li><li>4. Proven ability to deliver on time and on budget</li></ol> |
| 3. | Where advertised             | <ol style="list-style-type: none"><li>1. San Mateo Daily Almanac</li><li>2. Pacific Daily Builder</li><li>3. Peninsula Builders Exchange</li><li>4. Dodge Reports</li></ol>   |

|    |  |  |
|----|--|--|
| 4. | In addition to any advertisement, list others to whom RFP was sent                   | <ol style="list-style-type: none"> <li>1. Highlands Community</li> <li>2. San Mateo County Building Trades Council</li> <li>3. San Mateo County Carpenters Union</li> <li>4. AMEC Construction Managers</li> <li>5. DMJMH&amp;N Architects</li> <li>6. 3D International</li> <li>7. Kitchell CEM</li> <li>8. Turner Construction Co.</li> <li>9. Vanir Construction Management</li> <li>10. Hunt Construction Group, Inc.</li> <li>11. Don Todd Associates</li> <li>12. Swinerton &amp; Walberg</li> <li>13. Hensel-Phelps</li> <li>14. Gilbane Construction Co.</li> <li>15. The Design Partnership Architects</li> <li>16. Bovis Lend Lease</li> <li>17. Beverly Prior Architects</li> <li>18. Rosser International</li> <li>19. Allana-Lippert Architects</li> <li>20. HDR Architecture</li> <li>21. Crosby Group, Structural Engineers</li> <li>22. KMD Architects</li> <li>23. HOK Architects/Engineers</li> <li>24. Heery international, Inc.</li> <li>25. Jacobs Facilities, inc.</li> <li>26. Rudolph &amp; Sletten</li> <li>27. Clark Construction</li> <li>28. Hathaway Dinwiddie</li> <li>29. Zahn Group</li> <li>30. Kleinfelder Construction Management</li> <li>31. Analytical Planning Services</li> <li>32. Pacific Program Management</li> <li>33. Kajima Construction Services, Inc.</li> <li>34. Nova Partners</li> </ol> |
| 5. | Total number sent to prospective proposers   | 31   |
| 6. | Number of proposals received   | 8  |
| 7. | Who evaluated the proposals  | <ol style="list-style-type: none"> <li>1. Paul Scannell, Assistant County Manager</li> <li>2. Peggy Thompson, Executive Director, Superior Court</li> <li>3. Sheralynn Freitas, Assistant Chief Probation Officer</li> <li>4. Stewart Peterson, Deputy Chief Probation Officer</li> <li>5. Jim Sowerbrower, County Manager's Office</li> <li>6. Frank Battipede, County Manager's Office</li> </ol>  |
| 8. | In alphabetical order, names of proposers (or finalists, if applicable) and location | <ol style="list-style-type: none"> <li>1. Hensel-Phelps /HOK Architects</li> <li>2. Kitchell / The Design Partnership</li> <li>3. Turner Construction Co. / KMD Architects</li> </ol>  |