

Questions from the AB 900 – Phase I • 2009 Edition (Round 2)
Jail Construction Request for Proposals
Bidders' Conference
August 5, 2009 • Sacramento, CA

The following is a list of questions asked at the Request for Proposals (RFP) Bidders' Conference. The RFP was released July 21, 2009. Any additional questions regarding the RFP process may be directed at any time to Corrections Standards Authority (CSA) staff (contact information is located on page 3 of the RFP document).

GENERAL

In the case of a large county project where the \$100 million in state dollars is a smaller percentage of the total cost of the project compared to the amount of local dollars the county will be contributing to the project, in terms of separation and identification, how is it determined what portion of the project is paid for with state bond funding and what portion is county funded?

The State Public Works Board will consider anything connected to the project as part of the state funded project footprint without regard to how much is paid for with state dollars or county dollars. The county can identify a portion of the project as being outside of the state funded project's footprint only if it is physically separated by a 5 to 15 foot buffer with the only connection being what would be considered a temporary, removable corridor, such as a corridor made from chain link fencing material.

Would a housing module located within the exterior perimeter but separate from other buildings be acceptable?

As stated in the RFP, the building must be physically separated from other buildings on the site with a 5 to 15 foot buffer between the buildings.

How is the physical separation requirement applied if the county were to remodel an existing facility?

The project footprint for lease-revenue bond financing purposes would include the area to be remodeled and the entire building or buildings that are physically attached. Any remodeling project must also include bringing the entire building that is a part of the project footprint up to current seismic and fire/life safety standards.

Does the state's lease-revenue bond portion of the project have to be a stand-alone building or can its infrastructure rely on a central energy plant?

The state financed building needs to be stand-alone in the sense its systems cannot be shut off by the county owned building. State funded buildings may interconnect with non-funded existing facilities in terms of infrastructure, although the state funded building must be able to be functionally independent in terms of operating its own controls for those infrastructure tie-ins. As an example, it would not be acceptable for the existing facility to be able to turn off the HVAC system for the new facility, without the new facility portion being able to override.

Page 14 of the RFP makes reference to the state conducting its own real estate due diligence on our jail site and any necessary costs incurred by the state for the title review will be charged to the county. Our county has completed much of our own due diligence work. Will that work be able to be used?

The Department of General Services (DGS) has provided a Real Estate Due Diligence Checklist to assist counties in gathering the necessary information for review. In some cases the county will be submitting documents that have already been completed. These will be reviewed and if they are not current (within 12 months) the county will be asked to update them. Once the packet of documents is complete, it will be forwarded to DGS for review. The county will be charged for the actual time it takes DGS staff to review. Depending upon the complexity of the review, this fee could be approximately \$10,000 to \$15,000. Diana Frederick at the California Department of Corrections and Rehabilitation (CDCR) is the contact person for questions regarding the real estate due diligence process. She can be reached at (916)255-3397 or Diana.Frederick@cdcr.ca.gov.

Our county has completed our Needs Assessment and our architectural plans. Does anything need to be redone prior to submitting a proposal?

The Needs Assessment must be updated, current and included with your county's project proposal. While there is no strict definition of "current", the Needs Assessment should be no more than two or three years old and reflective of the county's current situation. Updates should be provided where needed.

REENTRY FACILITY SITING REQUIREMENT

Of the ten counties that are funded right now, about how many reentry beds does that amount to for CDCR?

Approximately 3,000 reentry beds in six facilities are in the planning stages to be sited in Phase I.

What is the size of the property that CDCR is looking for with regards to a reentry facility?

Fifteen acres is the ideal size, but the configuration of the property is more important. At a minimum, the property should be 650 feet by 1,050 feet to accommodate the design prototype of the reentry facility. CDCR is looking into a smaller configuration for urban areas that would require less acreage (potentially six acres) for a three to four story reentry facility.

Will the infrastructure systems be part of the state costs?

The state will pay for the infrastructure costs associated with the reentry facility as long as they are feasible and directly related to the reentry project.

Has CDCR looked at utilizing the Cow Palace property in San Mateo County as a possible site for a reentry facility?

The Cow Palace property has not been offered to CDCR as a potential reentry facility site. The property is owned by a District Fair and would require legislation to release it from the District Fair so it can be sold to the state.

Can the county have input into the design of the exterior of the reentry facility?

CDCR has prepared architectural elevations and renderings that show the potential exterior designs of the prototype reentry facility. The local community, including the Sheriff, will have an opportunity to express an opinion as to what the exterior of the reentry facility will look like at a given site, and the surrounding neighborhood and buildings will be taken into account.

Is there a way to utilize some of the same reentry program services to include both county and state inmates?

The state will be looking at local vendors to provide some of the educational and vocational services and some of those services will be provided by state employees. But there is opportunity to share vendors and social service agencies between the state and the county.