Memorandum Date: February 17, 2023
Order Date: March 7, 2023

TO:	Board of County Commissioners
DEPARTMENT:	County Administration
PRESENTED BY:	Colin McCarthy, Capital Projects Manager
AGENDA ITEM TITLE:	ORDER/ In the Matter of Awarding a Contract in the amount of $1,448,800.00 Accurate Controls, Inc. for Installation of New Locking Controls and Intercoms at the Juvenile Justice Center, and Delegating Authority to the County Administrator to Execute the Contract.

I. MOTION

Move to award a contract in the amount of $1,448,800.00 to Accurate Controls, Inc. for installation of new locking controls and intercoms at the Juvenile Justice Center, and delegate authority to the County Administrator to execute the contract.

II. AGENDA ITEM SUMMARY

The proposed contract is for comprehensive construction services to replace detention locking controls and add intercoms to individual cells in Pods 1 and 2 of the Juvenile Justice Center. The project was advertised for competitive bidding and Accurate Controls, Inc. was the low bidder. Project cost is within available Capital Fund.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The Juvenile Justice Center opened in the year 2000 to provide court functions and then-modern detention services for youth offenders whose crimes are serious enough to require incarceration and rehabilitation. The existing locking detention controls are original to construction of the building, have failed, and are obsolete to the point which replacement components are no longer available. Lane County Maintenance staff have kept the system running as long as possible through ingenuity and use of aftermarket parts available online, but that is no longer an effective option.

B. Policy Issues

Policies and procedures relevant to this agenda item relate to procurement requirements and are contained in Oregon Revised Statutes Chapter 279 and Lane Manual Chapter 20.

C. Board Goals

This project supports the Board of Commissioner's strategic goal of Robust Infrastructure by protecting the Lane County Juvenile Justice Center asset through investment in capital renewal. It improves staff security and efficiency, reduces maintenance costs, replaces obsolete equipment, and helps protect the County from potential litigation resulting from avoidable contact with violent offenders, and lack of communication with those incarcerated under the county's care.

D. Financial and/or Resource Considerations

The $1,205,800.00 cost to install new locking controls and intercoms will be borne by the Capital Fund designated for this type of building renewal project. The $243,000.00 cost for the alternate to add cameras and modify the existing access control system will be borne by the Division of Youth Services as the beneficiary for this project.

E. Health Implications

Replacement of electronic locking controls will significantly reduce close contact with building occupants in the detention pod(s).

F. Analysis

The Lane County Juvenile Justice Center opened in the year 2000 and houses Juvenile Court, an arm of the Oregon State Circuit Court system, Lane County detention operations for youth offenders, and administrative operations for the Lane County Division of Youth Services.

In the spring of 2021 components of the existing detention locking controls failed, and it was discovered that replacement components are no longer available. This was at a time when the CoViD-19 pandemic was still having a significant impact, and YS staff were forced to use keys to operate mechanical locks for releasing and securing youth in their care which greatly increased close contact between various building occupants. Some of these occupants are youth who have been incarcerated for violent criminal convictions, so the current situation also creates in increased safety and security risk for detention staff.

Replacement of electronic detention controls will allow staff to operate doors from remote, secure locations, and the addition of intercoms to each cell will allow incarcerated youth to communicate with detention staff in the case of a medical

emergency or other urgent issue, and allow the county to provide more timely response and attention to these matters as needed.

G. Alternatives/Options

1. Award the contract to Accurate Controls, Inc. in the amount of $1,448,800.00 and delegate authority to the County Administrator to execute the contract.

2. Do not approve the contract, and direct staff to explore other potential alternatives.

3. Do not approve the project to install new locking controls and intercoms at the Juvenile Justice Center.

IV. RECOMMENDATION

Award contract for $1,448,800.00 to Accurate Controls, Inc., and delegate authority to the County Administrator to execute the contract.

V. TIMING/IMPLEMENTATION

If the contract is awarded the project is expected to begin immediately with actual construction beginning in summer 2023, and completed by the end of the calendar year.

VI. FOLLOW-UP

N/A

VII. ATTACHMENTS

A. Board Order
B. Bid Tally Form

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-03-07-03

IN THE MATTER OF AWARDING A CONTRACT IN THE AMOUNT OF $1,448,800.00 TO ACCURATE CONTROLS, INC. FOR INSTALLATION OF NEW LOCKING CONTROLS AND INTERCOMS AT THE JUVENILE JUSTICE CENTER, AND DELEGATING AUTHORITY TO THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT

WHEREAS, the detention locking controls at the Lane County Juvenile Justice Center, 2727 Martin Luther King, Jr. Blvd., Eugene, OR, are original to the year 2000 construction of that facility, obsolete, and have failed; and

WHEREAS, detention locking controls and intercoms are critical for providing safe and secure access and communications between detention spaces within the facility; and

WHEREAS, the project for replacing these controls is included in the approved Capital Improvement Plan and funding has been identified; and

WHEREAS, the Department Manager has reviewed and approved this project and its funding source;

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The Juvenile Justice Center Locking Controls and Intercoms Project is approved for funding and construction.

2. The County Administrator is granted authority to execute all contracts relative to this project.

ADOPTED this 7th day of March, 2023.

Pat Farr, Chair
Lane County Board of Commissioners

JJC Controls Upgrade

Bid Posting Date: December 2, 2022

Bid Due Date/Time: January 26, 2023 at 2:00 PM Local Time

Bid Opening Location: Lane County Public Service Building, Project Manager Email

1st Tier Subcontractor Disclosure Due Date/Time: January 26, 2023 at 4:00 PM Local Time

NAME OF BIDDER	ATTENDED MANDATORY PRE-BID	ACKNOWLEDGEMENT OF ADDENDA 1-5	BID SECURITY - 10%	1ST TIER SUBCONTRACTOR DISCLOSURE RECEIVED	BASE BID	Alternate #1	Total Bid
Accurate Controls	X	X	X	X	$1,205,800.00	$243,000.00	$1,448,800.00
CML Security	X	X	X	X	$1,633,467.00	$463,477.00	$2,096,944.00
Cornerstone Detention Products	X	X	X	X	$1,884,861.00	$328,696.00	$2,213,557.00