

Memorandum Date: October 11, 2023
Order Date: October 24, 2023

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: David Ward, Capital Planning & Facilities Management Manager

AGENDA ITEM TITLE: ORDER/ IN THE MATTER OF AWARDING A CONTRACT IN THE AMOUNT OF \$12,278,500 TO CML SECURITY, LLC TO PROVIDE GENERAL CONTRACTING AND CONSTRUCTION SERVICES FOR THE FACILITY AND TECHNOLOGY UPGRADES PROJECT AT THE LANE COUNTY JAIL, AND DELEGATING AUTHORITY TO THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT.

I. MOTION

Move to award a contract in the amount of \$12,278,500 to CML Security, LLC to provide general contracting and construction services for the Facility and Technology Upgrades Project at the Lane County Jail, and delegate authority to the County Administrator to execute the contract.

II. AGENDA ITEM SUMMARY

The proposed contract is for comprehensive construction services associated with extensive facility and technology upgrades at the Lane County Jail. The project was advertised for competitive bidding and CML Security, LLC was the responsive, responsible low bidder.

III. BACKGROUND / IMPLICATIONS OF ACTION

A. Board Action and Other History

A comprehensive needs assessment and remodel study of the Lane County Jail was completed on October 8, 2021. The study highlighted the need for replacement of life safety systems, updating security systems with current technology, and renovating areas to increase safety and provide non-contact communication.

Following the recommendations of the study, the Sheriff's Office contracted with HK Electrical Engineers, Inc. in the fall of 2021 to design an updated security camera and video surveillance management system. Per Board Order 21-12-14-08, the

BCC allocated \$17.5 million of American Rescue Plan Act (ARPA) funds to the Lane County Adult Corrections Facility and Technology Upgrade project. On February 11, 2022 an RFQ was issued for design and construction administration to encompass the fire alarm panel and uninterrupted power supply replacement, electronic security upgrades, central control relocation, doors controls, cell door replacement, non-contact booths located in housing areas, and the remodel of pre-trial services area. DLR Group was awarded the design contract for this project per Board Order 22-05-03-02.

This specific Board item seeks approval of the construction contract for all facility and technology upgrades stated above (but excludes security cameras and video surveillance management system as previously identified as a separate contract and sub-project per Board Order 23-04-11-02).

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 Commissioners strategic goal of Safe, Healthy County and provides a safe and secure housing environment for adults in custody (AIC). It supports a vibrant community by enhancing the ability for community service partners, pretrial services, and family to interact safely and efficiently which contributes to more positive outcomes for AIC. It is also responsible stewardship of our facilities and infrastructure - ensuring physical components such as detention glazing, detention door systems, and life safety systems are current and well-maintained.

D. Financial and/or Resource Considerations

The \$12,278,500 cost for this security upgrade accounts for a portion of the allocated ARPA funds described in Item A above. This upgrade project will be funded through the Capital Improvement Fund and reimbursed through the previously allocated ARPA funds.

E. Health Implications

Lane County Adult Corrections is responsible for housing AIC. Creating a safe and healthy environment for this population as well as the County employees and community members who work with them is of paramount importance. The replacement of the current obsolete fire alarm system is critical to provide a safe facility. Adding intercoms to cells will allow AIC to easily communicate with staff in an emergency. Intercoms and remote door release capabilities will significantly reduce physical interactions between staff and AIC, minimizing potential for physical altercations and injury.

F. Analysis

CML Security, LLC was the responsible, responsive low bidder. Our project Consultant reviewed and vetted their prequalification packet - submitted prior to bid as required per the Project Manual.

G. Alternatives/Options

1. Award the contract to CML Security, LLC in the amount of \$12,278,500 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 Facility and Technology Upgrades Project at Lane County Jail.

IV. RECOMMENDATION

Award the contract to CML Security, LLC in the amount of \$12,278,500 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 late fall 2023, and completed by late spring, 2025.

VI. FOLLOW-UP

N/A

VII. ATTACHMENTS

- A. Bid Tally Form (with base bid + selected Add Alternates 1 & 2 highlighted)
- B. Board Order

Lane County Adult Corrections - Facility and Tech Up

Bid Documents Posting Date: August 1, 2023 (via secure ShareFile link to the prequalified bidders below only)

Bid Due Date/Time: September 12, 2023 @ 2:00 PM Local Time

Bid Opening Location: Microsoft Teams meeting for bid opening (public invited to attend meeting via link in Project Manual)

1st Tier Subcontractor Disclosure Due Date/Time: September 12, 2023 @ 4:00 PM Local Time

NAME OF BIDDER	ATTENDED MANDATORY PRE-BID CONFERENCE	CONTRACTOR REGISTRATION NUMBER INDICATED	ACKNOWLEDGEMENT OF ADDENDUMS 1 and 2	BID FORM RECEIVED	BIDDER STATEMENTS AND CERTIFICATIONS FORM RECEIVED	CERTIFICATE OF BIDDER/CONTRACTOR EMPLOYEE DRUG TESTING PROGRAM	BID SECURITY - 10%	1ST TIER SUBCONTRACTOR DISCLOSURE REC'D (w/in 2 hrs. of bid)	BASE BID	ADD ALTERNATE #1	ADD ALTERNATE #2	ADD ALTERNATE #3	ADD ALTERNATE #4
CML Security	X	yes	X	X	upon contracting	upon contracting	X	X	\$9,810,700	\$1,701,200	\$766,600	\$1,114,800	\$526,900
Cornerstone Detention Products, Inc.	X	yes	X	X			X	X	\$11,971,900	\$2,284,000	\$976,300	\$1,525,700	\$1,065,100

Bids Received/Opened by:
Title:

David Ward
Capital Planning and Facilities Management Manager

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-10-24-03

IN THE MATTER OF AWARDING A
CONTRACT IN THE AMOUNT OF
\$12,278,500 TO CML SECURITY, LLC TO
PROVIDE GENERAL CONTRACTING AND
CONSTRUCTION SERVICES FOR THE
FACILITY AND TECHNOLOGY UPGRADES
PROJECT AT THE LANE COUNTY JAIL,
AND DELEGATING AUTHORITY TO THE
COUNTY ADMINISTRATOR TO EXECUTE
THE CONTRACT.

WHEREAS, the Sheriff's Office has identified an immediate need to upgrade security systems, detention equipment and glazing, fire alarm and life safety systems, mechanical systems, and electrical systems throughout the facility; and

WHEREAS, the upgrades are critical for safe operation of the jail - providing a safe and secure facility for adults in custody (AIC), visitors, and all facility personnel; and

WHEREAS, the funding has been awarded under the Capital Improvement fund to be reimbursed by allocated American Rescue Plan Act (ARPA) funds; and

WHEREAS, these funds must be allocated by December 31, 2024 and expended by December 31, 2026; and

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

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

1. The Lane County Adult Corrections Facility and Technology Upgrades Project is approved for funding and construction.
2. The County Administrator is granted authority to execute the contract relative to this project.

ADOPTED this 24th day of October, 2023.

Pat Farr, Chair
Lane County Board of Commissioners