FINANCIAL REPORT 2020

DUTCHESS COUNTY JUSTICE & TRANSITION CENTER

OFFICE OF THE DUTCHESS COUNTY COMPTROLLER

ROBIN L. LOIS, COMPTROLLER

MAY 2020

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Dear County Officials & Taxpayers,

The Dutchess County Comptroller's Office has completed a special follow-up Financial Report on the Justice and Transition Center capital project as of December 31, 2019. The previous report was an interim project accounting as of March 31, 2018 with all aspects of the project including design, land acquisition, POD installation, and construction of the Law Enforcement Center (LEC, or Sheriff's Office) and the Justice and Transition Center (JTC, or Jail).

As of December 31, 2019, $57.6 million has been spent on all phases of the project with a remaining $146 million approved and available to spend. The Law Enforcement Center was substantially completed on time as scheduled in early 2019, with the staff occupying the building in February 2019. The LEC portion of the project came in under budget by $2.9 million, with a total construction cost of $33.5 million.

The Justice and Transition Center's (Jail) design has been downsized from its original 569 bed design to 328 beds. The new design was approved by the New York State Commission of Corrections on April 28, 2020. The available funds for the construction project, as approved in 2016, is $154.8 million. The current estimated cost to complete the revised jail plan is $147 million. The current timeline for construction is to begin December 2020 and complete April 2024.

The POD's were installed in 2015 to help relieve the overcrowding at the jail, with a capacity of 200 people. The installation, lease, and ultimate purchase of the PODs cost $7.3 million. The continuous and then steep decrease in jail population resulted in the closure of the PODs in January 2020. The PODs are now in use as homeless and medical emergency shelter during the COVID 19 crisis.

We thank the Dutchess County Department of Public Works and Commissioner Balkind for assisting our office in reporting this information to the taxpayers of Dutchess County. The Comptroller's Office will continue to monitor, audit, and report on the transactions related to the JTC Project.

Respectfully submitted,

Robin L. Lois
Dutchess County Comptroller

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Overview

This is a follow up report for the taxpayers which gives a cumulative view of the costs related to the **Law Enforcement Center (LEC)** and **Justice and Transition Center project (JTC)** as of **December 31, 2019**. The previous report provided a cumulative view of the costs related to the JTC and LEC as of March 31, 2018.

Our review summarizes costs associated with all capital projects related to the LEC & JTC properties on Hamilton Street and Parker Avenue in the City of Poughkeepsie. Also included in this review is an analysis of Request for Proposals and Request for Bids for prime vendors for the LEC. Three capital accounts associated with the LEC/JTC project have been closed as shown below with zero remaining fund balances. A summary of all capital accounts associated with this project may be found in the chart below.

	Appropriated Funds	Encumbrances and Expenditure Through 12/31/19	Appropriated Funds Remaining Available
Fund H0456 - Jail Project - Design Phase	$1,212,000	$1,212,000	$ -
Fund H0458 - Jail Project Land Acquisition	$1,477,964	$1,477,964	$ -
Fund H0466 - Jail PODS Project	$8,393,303	$7,273,277	$1,120,026
Fund H0487 - DC Justice & Transition Center Project	$192,150,000	$47,175,173	$144,974,826
Fund H0513 - 100-102 Parker Avenue	$488,000	$488,000	$ -
GRAND TOTAL	**$203,721,267**	**$57,626,415**	**$146,094,852**

As shown above, total expenses as of 12/31/19 on the full project were **$57,626,415** with **$146,094,852** of remaining approved funds appropriated for possible expenditure.

Since our previous report:

- **Capital Project H0466**
  - Temporary housing PODs were leased and opened in 2015 to assist in the overcrowding of the jail population. The PODs house up to 200 inmates *according to the Criminal Justice Council website*. The County purchased the PODs in December 2018. The PODs are now in use for emergency homeless and medical shelters in response to the COVID -19 crisis based on Local Emergency Order #5[1]. Prior to this use, the PODs were vacant in January 2020 as the jail population had been decreasing and dropped more significantly when the New York State Bail Reform law went into effect. As of the writing of this report there were 155 inmates in the Dutchess County Jail.

- **Capital Project H0487**
  - The **Law Enforcement Center** building was completed, and the Sheriff's Office staff officially moved into the facility in February 2019. According to the revised timeline presented to the Dutchess County Legislature JTC Sub-committee on 10/4/18, the LEC Project was completed on time as scheduled. This project came in under budget by **$2,969,072** at a total cost of **$33,540,017**, and a projected budget of **$36,509,089**.
  - An ancillary free-standing building on Parker Avenue was renovated as a JTC Transition Team Office and Equipment Storage for the Sheriff's department.
  - The Justice and Transition Center aka the Jail, has been downsized from its original design and has received approval from the New York State Commission on Corrections on April 28, 2020. The Justice Transition Center completion date has been changed to May 2024 due to a major redesign which includes a reduction in bed totals from 569 to 328.

1 https://www.dutchessny.gov/Departments/County-Executive/Docs/EO5-03-16-2020.pdf

Summary of Costs

Fund H0466 - Jail PODS Project

Since our previous report in March 2018, the Temporary PODs were purchased from funds in the H0466 capital account where the leasing funds were allocated. The original vendor procured to lease the PODS had financial difficulties which resulted in the bank taking over the obligations and negotiating with the County a settlement to purchase the PODS. Final payments were made from the H0466 account in April 2019 and there had been no activity from the time period April 2019 to December 2019.

Funding provided in H0466 totaled **$8,393,303**. As shown, $7,273,277 had been expended through 12/31/19. A total of $1,120,026 was unexpended in this account as of 12/31/19.

Fund H0466 - 2014 Jail PODS Project

Department 1620 - DPW Buildings

Account Description	Appropriated Funds	Expenses through 3/31/18	Expenses through 12/31/19	Remaining Available Funds
Building Acquisition	$866,015	$0	$866,015	$0
Bond Issuing Costs	$15,369	$15,369	$15,369	$0
Gravel, Fill & Stone	$1,577	$1,576	$1,576	$1
Professional Services Consultants*	$192,086	$180,298	$192,085	$1
Rental/Lease Real Property Long Term	$6,706,249	$4,935,248	$5,586,226	$1,120,023
Repairs/Alterations to Real Property	$612,007	$612,007	$612,007	$0
Total H0466 Expenses	**$8,393,303**	**$5,744,498**	**$7,273,277**	**$1,120,026**

Note: Jrl#2019-2522 for $7321. & Jrl#2019-2555 for $1. moved to cover the - $7320.71 for the additional litigation expenses in the Professional Services Consultant line.

In June 2018, the County was informed that Proteus, the POD's vendor, was having financial difficulties with its lending institution (Synovus Bank) and Synovus had exercised its rights under the Uniform Commercial Code to collect the County's lease payments directly from the County. After being informed of Proteus' financial difficulties, the County entered direct negotiations with Synovus. Resolution #2018282 dated 11/21/2018 authorized the use of previously approved capital funds to pay for the cost of the extension of the lease, purchase, maintenance and disposition of the temporary housing units (Jail PODs) resulting in an anticipated savings of **$1,348,805** to the County. The resolution indicated a portion of the savings will be used to fund necessary ownership responsibilities such as maintenance, repairs, removal and disposition of the PODs upon completion of the Justice and Transition Center Project.

The County and Synovus agreed on a purchase price of $1,300,000 which consisted of the final two lease payments in the amount of $433,985 (included in the "Rental/Lease Real Property Long Term" line item above), and a final payment at the closing in the amount of $866,015 (Building and Acquisition). Also included in the "Rental/Lease Real Property Long Term" line was the quarterly rental payment paid to Proteus on Demand Facilities, LLC for the April 24 – July 23, 2018 period in the amount of $216,993 for the PODs.

In January 2020, the County released an RFP for the removal of the PODs. The County received no bids on the RFP although a few potential vendors toured the PODs. Unless the county goes out to bid on the removal again it will be the responsibility of DPW to remove the PODs at an estimated cost of $200,000, according to the DPW Commissioner.

In March 2020 the County, as part of its response to the ongoing COVID-19 pandemic, opened the PODs for emergency housing. The PODs are currently still in use for this purpose. The following is an excerpt from the Local Emergency Order.

- Local Emergency Order #5 Emergency Homeless and Medical Shelters: Establish or designate emergency shelters, emergency medical shelters, and in consultation with the state commissioner of health, community based care centers pursuant to NY Executive Law Section 24(1)(f). After consulting with the NY State Commissioner of Health, designation is hereby made of the PODs located at the Dutchess County Justice and Transition Center as emergency homeless and medical shelters.

Capital Fund H0487 – Dutchess County Justice and Transition Center Project

On March 21, 2016, the Dutchess County Legislature voted via Resolution 2016031 to approve issuance of **$192,150,000** in serial bonds for the design and construction of the Dutchess County Justice & Transition Center (DCJTC). Project A is for the construction of the Law Enforcement Center (commonly called the Sheriff's Office) and Project B is for the construction of the Justice and Transition Center (commonly called the Jail).

The Completed Law Enforcement Center (Sheriff's Office) as of Summer 2019.
Photo provided by the Dutchess County Department of Public Works.

Project A - Law Enforcement Center

The LEC building was completed in February 2019. The Sheriff's Office staff officially moved into the LEC facility in February 2019. DPW Administration indicated the project funding was within the parameters of the monies allocated from the original bond. The LEC houses the Sheriff's Office which contains a public service area and a restricted area. The LEC contains the following operations: the Civil Division, Records Division, Pistol Permit Bureau and Law Enforcement operations of the Dutchess County Sheriff's Office. As shown in Exhibit I below, the project came in under budget by **$2,969,072** at a total cost of **$33,540,017**, and projected budget of **$36,509,089**.

Project B - Justice and Transition Center

As of the writing of this report, the current total cost estimate of the Jail project is **$146,905,772** as per Dutchess County Department of Public Works (DPW). Final cost estimates will not be known until the actual construction bids are received. Costs and encumbrances as of 12/31/2019 totaled **$13,486,160,** which are mostly design and consulting fees.

Rendering of the Justice & Transition Center (Provided by Dutchess County DPW)

JTC Construction Timeline as of April 2020	
Final NYSCOC Design Approval	**April 2020**
Construction Bid Documents Complete	**June 2020**
Advertise for Bids	**September 2020**
Bids Due	**October 2020**
Contractor Notice to Proceed	**December 2020**
Phase 4 (New Housing Units) including construction of LEC/JTC storage building.	**May 2023**
Phase 4 JTC occupied (after NYSCOC approval.)	**August 2023**
Phase 5 Demolition: 1985 bldg. & Temporary Inmate Housing Units.	**November 2023**
Phase 6 All remaining Site Work Complete, project closeout	**April 2024**

Total H0487 Capital Project

As of 12/31/2019 a total of **$47,175,174** was encumbered and expended on the full project. Of that total $6,301,392 was encumbered for expenses which had not been paid and $40,873.781 for the project, A & B combined,**was paid**.

Costs for the Dutchess County Justice and Transition Center account are summarized for the Law Enforcement Center (Sheriff's Office) and the Justice Transition Center (Jail) Project in Exhibit I below. Exhibit II is a comparison of the actual expenditures to the original bonding resolution.

Exhibit I – Budget to Actual Expenditures by Project: LEC and JTC

Fund H0487 - Dutchess County Justice & Transition Center Project	Budget in Authorizing Bond Resolution	Expenses through 3/31/18	Expenses through 12/31/19	Total Encumbered Amounts	Total of Encumbrances & Expenses through 12/31/19	Remaining Available Funds
DCLEC - Law Enforcement Center	$36,509,089	$8,991,361	$33,521,629	$18,388	$33,540,017	$2,969,072
DCJTC - Justice Transition Center	$154,826,041	$1,212,509	$7,203,155	$6,283,005	$13,486,160	$141,339,881
Bond Issuing Costs*	$810,000	$25,674	$148,998	$0	$148,998	$661,002
Total H0487Appropriated Funds & Expenses	**$192,145,130**	**$10,229,545**	**$40,873,781**	**$6,301,392**	**$47,175,174**	**$144,969,956**
funds not allocated via resolution	*$4,870*					
Total Funding H0487	*$192,150,000*					

**Bond issuing costs are attributed to the entire bond*

Exhibit II – Budget to Actual Expenditures all Categories

The chart below breaks out the original bonding resolution estimated costs followed by how the actual costs were allocated to the major areas.

H0487 - Dutchess County Justice & Transition Center	Budget in Authorizing Bond Resolution	YTD Encumbrances	Expenses through 12/31/19	Total of Encumbrances & Expenses through 12/31/19	Available Funds (includes encumbrances)
Law Enforcement Center	$36,509,089	$18,388	$33,521,629	$33,540,017	$2,969,072
Justice and Transition Center	$154,166,041	$6,283,005	$6,590,491	$12,873,496	$141,292,545
Special Populations *	$50,000	$0	$186,014	$186,014	($136,014)
Project Auditing	$110,000	$0	$81,400	$81,400	$28,600
Youth Center	$500,000	$0	$345,250	$345,250	$154,750
Bond Costs	$810,000	$0	$148,998	$148,998	$661,002
	$192,145,130	**$6,301,392**	**$40,873,781**	**$47,175,174**	**$144,969,956**
per resolution…total is rounded					
funds not allocated via resolution	*$4,870*				
Total Funding H0487	**$192,150,000**				

*the negative above represents the additional funds expended versus budgeted

Bonding

Resolution #2016031 dated 3/21/16 authorized the issuance of **$192,150,000** in serial bonds to pay for the Dutchess County Justice and Transition Center Project H0487.

As of December 31, 2019, a total of $60,000,000 was bonded to cover anticipated costs for the H0487. There are no plans to issue bond debt for the JTC project in 2020 per the Dutchess County Department of Finance.

Procurement of Services – Construction and Professional

The County issues requests for proposals and bids (RFP, RFB) based on the nature of the service. As part of the Comptroller's Office RFP/RFB review initiative, we examined a selection of major service providers for policy compliance. **RFP** reviews are shown at **Addendum I** and **RFB** reviews are shown at **Addendum II.** These addendums provide detail as to the contract request, the vendors who submitted bids, how much those bids were, and detail regarding the selection committee if applicable.

Request for Proposals (RFP)

Dutchess County issues Requests for Proposals (RFP) to seek detailed proposals for professional services as part of the procurement process. Due to the nature of these proposals, costs are not necessarily the only deciding factor in selecting the appropriate provider. For each RFP, a committee is selected to review each proposal submitted against the specified evaluation criteria. Points are then awarded to each vendor based on a specific weighted rating system as defined by the tasks of the project. Usually other factors such as the firm's profile, methodology, industry experience and references are weighted higher when proposals are rated by the committee members.

Selected RFP's reviewed included the following:

- Dutchess County Criminal Justice System Needs Assessment
- Temporary Inmate Housing Structures for the Dutchess County Jail (PODs) – H0466
- Master Plan for the Dutchess County Justice and Transition Center Project
- Project A - Dutchess County Law Enforcement Center (DCLEC)
- Project B - Dutchess County Justice and Transition Center (DCJTC)
- DCJTC Project Owner's Representative Services

Request for Bids (RFB)

Dutchess County Department of Public Works adheres to the New York Consolidated Laws, General Municipal Law § 101 (known as the Wicks Law), which states that when the total cost of contract work for the erection, construction, reconstruction or alteration of a public building exceeds $500,000 or more, independent contractors must be used for:

a. Plumbing and gas fitting
b. Steam, heating hot water, heating, ventilating, and air condition apparatus
c. Electric wiring and standard illuminating fixtures
d. Demolition
e. General Trades

The design engineer and the owner (Dutchess County) determine the services the county procured. Documents for the services bid included: general construction, electric, plumbing, HVAC, and demolition of the existing Sheriff's Office.

Summary of Prime Contractors and Changes – Account H0487

The original costs for the major vendors increased a total of **$2,325,059**, or **6.2** percent, which resulted in the contract values increasing from $37,512,332 to $39,837,391. A majority of the vendors built contingencies into their contracts (*which were shown as allowances*) in the line item schedule of values. As a result, there were limited change orders necessary for most vendors. **All Bright Electric** did not submit a contingency in this way, which resulted in 6 change orders for a 5.61% increase in their contract. DPW explained the built-in contingencies assist in expediting changes and allowing for the construction to continue in a timely manner.

Summary Report of Changes for H0487 - Dutchess County Justice & Transition Center Project

Vendor	Contract	Changes	Total Cost of Changes	% of Increase	Original Contract Amount	Final Contract Amount
L.M. SESSLER EXCAVATIING & WRECKING, INC.	C#17-0355-5/19-PW	2	$10,408	1.05%	$994,000	$1,004,408
ALL BRIGHT ELECTRIC*	C#17-0346-5/19-PW	6	$206,614	5.61%	$3,683,322	$3,889,936
MEYER CONTRACTING CORP - LEC	C#17-0305-2/19-PW	4	$45,201	0.25%	$17,935,000	$17,980,201
MEYER CONTRACTING CORP - JTC Transition	C#19-0414-12/19-PW	2	-$8,000	-3.20%	$249,700	$241,700
S & O CONSTRUCTION SERVICES INC - Plumbing	C#17-0339-5/19-PW	-	-	0.00%	$1,663,583	$1,663,583
S & O CONSTRUCTION SERVICES INC - HVAC	C#17-0340-5/19-PW	-	-	0.00%	$2,995,330	$2,995,330
LaBELLA ASSOCIATES PC - LEC **	C#16-0220-8/18-PW	8	$263,348	9.94%	$2,650,000	$2,913,348
LaBELLA ASSOCIATES PC - JTC	C#17-0396-7/23-PW	4	$1,224,032	21.79%	$5,618,000	$6,842,032
LaBELLA ASSOCIATES PC - Parker Avenue	C#18-0700-6/19-PW	2	-	0.00%	$21,500	$21,500
RICCI GREENE ASSOCIATES, PC	C#16-0224-7/18-PW	3	$463,150	47.38%	$977,500	$1,440,650
HUDSON VALLEY AUDIO VISUAL INC***	C#18-0664-2/20-PW	1	$13,074	15.77%	$82,882	$95,956
STERLING ENVIRONMENTAL ENGINEERING PC	C#17-0354-6/19-PW	2	$21,412	11.77%	$181,880	$203,292
GRASSROOTS CONTRACT INTERIORS LLC	C#18-0434-12/18-PW	1	$8,250	2.07%	$399,190	$407,440
ADVANCE TESTING COMPANY INC.	C#17-0317-6/19-PW	1	$77,571	128.33%	$60,445	$138,016
	Totals	**36**	**$2,325,059**	**6.20%**	**$37,512,332**	**$39,837,391**

* All Bright Electric had 6 amendments but 52 requests for change.

** *Contract balance of $39,590.74 held by County for RTU cost*

***Hudson Valley Audio Visual, Inc. had 1 amendment but 5 requests for change.

Vendor	Reason for Change						Total Cost of All Changes
	Unforeseen		Architect Error		Owner Requested		
	# of Changes	Cost of Changes	# of Changes	Cost of Changes	# of Changes	Cost of Changes	
L.M. SESSLER EXCAVATIING & WRECKING, INC.	-	-	-	-	2	$10,408	$10,408
ALL BRIGHT ELECTRIC*	2	$2,099	29	$97,604	21	$106,911	$206,614
MEYER CONTRACTING CORP - LEC	-	-	1	$45,201	3	-	$45,201
MEYER CONTRACTING CORP - JTC Transition	-	-	1	-$8,000	1	-	-$8,000
S & O CONSTRUCTION SERVICES INC - Plumbing	-	-	-	-	-	-	-
S & O CONSTRUCTION SERVICES INC - HVAC	-	-	-	-	-	-	-
LaBELLA ASSOCIATES PC - LEC **	-	-	-	-	8	$263,348	$263,348
LaBELLA ASSOCIATES PC - JTC	-	-	-	-	4	$1,224,032	$1,224,032
LaBELLA ASSOCIATES PC - Parker Avenue	-	-	-	-	2	-	-
RICCI GREENE ASSOCIATES, PC	-	-	-	-	3	$463,150	$463,150
HUDSON VALLEY AUDIO VISUAL INC***	-	-	-	-	5	$13,074	$13,074
STERLING ENVIRONMENTAL ENGINEERING PC	-	-	-	-	2	$21,412	$21,412
GRASSROOTS CONTRACT INTERIORS LLC	-	-	-	-	1	$8,250	$8,250
ADVANCE TESTING COMPANY INC.	-	-	-	-	1	$77,571	$77,571
Totals	2	$2,099	31	$134,805	53	$2,188,155	$2,325,059

At our request DPW reviewed each change order and categorized the reason for the change orders using the following three reasons: “unforeseen”, “architect error” or “owner requested”. This information includes all executed change orders as of December 31, 2019.

Addendum I - Detailed Review of the Request for Proposals

RFP-DCP-4-13 Dutchess County Criminal Justice System Needs Assessment

This RFP was issued December 26, 2012 with a due date of January 16, 2013 for a validation study of the Dutchess County Criminal Justice System Needs Assessment. The RFP indicated the County budgeted $50,000 for the completion of this contract and the fee proposal cannot exceed $50,000. A total of $50,000 was paid from the Sheriff's Office operating budget (A.3010.4401.105 – Professional Services Consultants). There were six proposals submitted with total costs ranging from $37,000 - $50,000. The proposers were evaluated by the committee based on the following criteria:

- Methodology and Approach
- Correctional Facility Experience (Needs Assessments/Studies Reports)
- Correctional Facility Experience (Programming/Design/Construction)
- New York State Municipal / New York State Commission of Correction Experience
- Project Team Experience
- Location/Responsiveness
- Timeliness of Deliverables
- Pre-Proposal Meeting Attendance
- Other Attributes deemed Advantageous

The listing of vendors who submitted proposals and their scores based on the above criteria were as follows:

Name	Location	Score	Proposed Budget
CRS Incorporated (Justice Concepts, Inc. - MO)	Gettysburg, PA	358	$37,000
CGL (L.R. Kimball, Liscum McCormack VanVoorhis)	Columbia, SC (LMV - Poughkeepsie)	386	$49,950
Clark Patterson Lee (Heery International, CGR & KARC Planning Consultants, Inc.)	Newburgh, NY (KARC - Poughkeepsie)	403	$50,000
Pulitzer Bogard & Associates, LLC (SMRT, Luminosity)	Lido Beach, NY (SMRT - Latham, NY)	457	$49,500
Ricci Greene Associates (Alternative Solutions Associates, Inc. - MA)	**New York, NY**	**465**	**$50,000**
LaBella Associates, PC (Morris Associates Engineering Consultants, The Swartz Arch. Grp, Voorhis Associates)	Rochester, NY (Swartz - Poughkeepsie)	477	$45,000

Observation:

While Ricci Greene did not receive the highest score from the committee, they were chosen for this RFP.

In a memo dated February 7, 2013 from the Chairperson of the Criminal Justice Council to the Director of the Division of Central Services, the following was communicated, "The top scores were very close with LaBella Associates and Ricci Greene Associates scoring 1a and 1b respectively. Considerable debate ensued as to the

relative merits of each organization. However, despite the very slight difference in the scores, they were considered on par and equally qualified. In the end, Ricci Greene Associates was determined to be the organization best suited to meet the requirements as outlined in the Scope of Services contained in the RFP."

RFP-DCP-62-13 Temporary Inmate Housing Structures for the Dutchess County Jail (PODs)

This request was issued August 27, 2013 with a due date of October 3, 2013 for temporary inmate housing structures for the Dutchess County Jail. This RFP was awarded to **Proteus on Demand** on March 13, 2014 who was the vendor with the highest score and highest cost as indicated below. A total of $5,152,240.60 was paid from H0466.

Name	Location	Score	Option 1: 36 Months	Option 2: 48 Months	Option 3: 60 Months
Modular Genius, Inc.	Joppa, MD	2.5	$40,590/mo. $1,461,240 total	$31,380/mo. $1,506,240 total	$25,980/mo. $1,558,800 total
Modular Space Corp.	Clifton Park, NY	3.25	$104,044/mo. $3,745,584 total	$82,491/mo. $3,959,568 total	$69,681/mo. $4,180,860 total
Proteus on Demand	**Austell, GA**	**3.9**	**$5,118,030 total**	**$867,970 total**	**$867,970 total**

Observations: The table above reflects the original proposals received from each of the vendors listed on the due date of October 3, 2013. An email was sent to the Director of Central Services from the Division Manager at Proteus on November 21, 2013 indicating Proteus was able to locate an additional 4% savings for the County. Modular Space Corporation also submitted a revised cost proposal dated November 18, 2013. Their revised cost proposal brought their 60-month lease amount down to $3,180,239. Modular Genius, Inc. did not submit a revised cost proposal.

RFP-DCP-33-14 Master Plan for the Dutchess County Justice and Transition Center Project

This RFP was issued as a Request for Expressions of Interest (RFEOI) to create a phased development master plan for the creation of the Dutchess County Justice and Transition Center Project (DCJTCP) located on approximately 12.08 acres of County owned property on North Hamilton Street in the City of Poughkeepsie. This RFEOI was issued on June 2, 2014 and responses were due on June 20, 2014. The summary of the award criteria was as follows:

- Firm profile and relevance to this RFEOI
- Team member experience and relevance to this RFEOI
- Hourly rates
- Relevant experience
- References
- Draft ideas plan
- Proposed schedule through Design Development

The only response received was from Ricci Greene Associates in the amount of $898,967. A memo from the former Commissioner of DPW to Central Services dated 6/23/14 states, "Since there is only one (1) proposal it is not necessary for more than one evaluator to review the submittal….but we still need the attached non-conflict of interest form signed and confirmation, from you, that they meet the minimum qualifications requirements outlined in the specifications. Also, we recommend asking the proposer for a best and final offer."

Name	Location	Proposed Budget
Ricci Greene Associates	**New York, NY**	**$898,967**

A total of $969,507 was paid to Ricci Greene from capital fund H0456 after an additional $70,540 in professional services were requested to further evaluate and develop the scope and definition of the LEC/JTC project (Per DPW email 11/28/18).

RFP-DCP-10-16 Project A - Dutchess County Law Enforcement Center (DCLEC) & Project B - Dutchess County Justice and Transition Center (DCJTC)

RFP-DCP-10-16 consisted of two separate, sequential and related phases which are referred to as Project A - Dutchess County Law Enforcement Center (DCLEC – Sheriff's Office) and Project B - Dutchess County Justice and Transition Center (DCJTC - Jail). This RFP was released February 5, 2016 and proposals were due March 9, 2016. Vendors could submit proposals for either Project A or Project B or both projects combined. The criteria used to evaluate the proposals was as follows:

- *Firm Profile & Staffing*
- *Proposed Methodology*
- *Related Experience*
- *References*
- *Cost (while cost was listed on the rating sheet, it was not used as part of the rating criteria and did not receive a score from any of the committee members*

The scope for Project A was to design (design development and construction documentation) an innovative Law Enforcement Center (DCLEC) on the site of the Dutchess County Justice and Transition Center campus.

The scope for Project B was to design an innovative, functional Justice Center to address the current needs for inmate housing including special populations and service program needs within our community.

An evaluation committee comprised of individuals from the County Executive's Office, Budget Office, County Attorney's Office, Sheriff's Office, Jail, Department of Public Works and the consultant from the Master Plan reviewed the proposals submitted on March 22, 2016. The chart below shows the vendors who submitted proposals, the scores received from the evaluation committee and the dollar amounts proposed. LaBella Associates, DPC was chosen for Project A (LEC, or Sheriff's Office) and Project B (JTC, or Jail).

Name	Location	Project A Score	Project A Proposed Budget (LEC)	Project B Score	Project B Proposed Budget (JTC)	Fee for Projects A & B	Discounted Lump Sum for A & B
LaBella Associates, DPC	**Rochester, NY**	**3.65**	**$2,170,000**	**3.66**	**$4,837,000**	**$7,007,000**	
Hellmuth, Obata, & Kassabaum PC (HOK)	Washington, DC	3.64	$3,500,000	3.77	$10,680,000	$14,180,000	$13,980,000
STV Architects, PC	New York, NY	3.62	$2,578,999	3.75	$9,983,954	$12,562,953	$11,934,805
USA Architects, Planners, & Interior Designers, PA	Schenectady, NY	3.54	$2,054,200	3.52	$6,569,430	$8,623,630	
Urbahn Architects	New York, NY	3.47	$2,790,150	3.61	$9,128,080	$11,918,230	$10,845,589
Lothrop Associates, LLP	White Plains, NY	3.12	$3,750,000	N/A	N/A	N/A	
Clark Patterson Lee	New Windsor, NY	3.10	$3,115,000	N/A	N/A	N/A	
CDI Architects Group LLC (LR Kimball)	Edensburg, PA	N/A	N/A	3.55	$4,900,000	N/A	
AECOM Architects & Engineers	New York, NY	N/A	N/A	3.23	$12,312,420	N/A	

The evaluation committee narrowed the proposals down to three vendors (Hellmuth, Obata & Kassabaum, LaBella Associates & Urbahn Architects) for Project A and Project B. These vendors were then required to present their proposals to the Architect, Engineer, and Construction Management (A/E/CM) Consultant Selection Committee on March 30 and 31, 2016. This committee is charged with, via the County Charter, assessing the qualifications of all architects, engineers and construction management consultants whose services may be used in the construction of capital projects for which an amount of $2,000,000 or more will be spent.

This committee was made up of the following members:

- *Commissioner of Finance*
- *Commissioner of Planning and Development*
- *Commissioner of DPW*
- *Legislative Majority Leader*
- *Legislative Minority Leader*
- *Legislative Chair of the Public Works Committee*
- *County Attorney*
- *Legislative Chair of Budget & Finance Committee*
- *Chair of the Legislature*
- *Appointee by the Chair of the Legislature*
- *Jail Administrator*
- *Undersheriff*

An email was sent on April 1, 2016 to the above vendors requesting an additional fee proposal to have someone on site for the duration of the construction for both Project A and B. These additional proposals were due April 4, 2016. An award letter was sent to LaBella Associates, DPC on April 8, 2016 as they were the vendor selected for both Project A and Project B.

Observation:

LaBella's additional fee proposal for Project A was $342,000 and for Project B was $488,580 for one full time professional, 5 days per week for 20 months and $655,800 for one and one-half full time professional plus 5 days per week for 20 months. The contract with LaBella for Project A was executed for $2,650,000 and the contract for Project B was executed for $5,618,000. For both projects, the amount of the executed contracts was higher than the proposals submitted by LaBella.

A total of $7,418,712.76 has been paid from H0487 to LaBella Associates, DPC: $2,873,757.26 was paid for Project A (LEC) and $4,544,955.50 was paid for Project B (JTC).

RFP-DCP-20-16 DCJTC Project Owner's Representative Services

This request was issued February 26, 2016 and responses were due March 14, 2016. This RFP was for proposals from experienced architects, engineers, and/or construction professionals to serve as an Owner's Representative from the end of schematic design through construction bidding for the Dutchess County Justice and Transition Center (DCJTC) Projects. The Owner's Representative is intended to serve in an advisory capacity to Dutchess County to assure the project remains on track in terms of scope, budget and schedule throughout the final design phases and bidding of the project. The RFP committee evaluated the two proposals received based on the following criteria:

- *Firm Profile & Staffing*
- *Proposed Methodology*
- *Related Experience*
- *References*
- *Cost (while cost was listed on the rating sheet, it was not used as part of the rating criteria and did not receive a score from any of the committee members)*

Name	Location	Score	Proposed Budget
Holt Construction	Pearl River, NY	2.55	$615,720
RicciGreene Associates	**New York, NY**	**3.70**	**$977,500**

Observation:

The original proposal submitted by Ricci Greene Associates was $1,987,000. On April 6, 2016, Ricci Greene submitted (via email) a revised proposal in the amount of $977,500. The email from the President of Ricci Greene to the Director of Central Services indicated the revised proposal was per instructions from the former Commissioner of Public Works.

A memorandum dated April 13, 2016 from the Chairman of the Architectural/Engineering/Consultant Management Selection Committee to the County Executive communicated that Ricci Greene Associates was unanimously chosen as the Owners Representative as per their proposal for the Dutchess County Justice and Transition Center.

On April 14, 2016, the County Executive's Office agreed (via email) to the selection of Ricci Greene Associates for Owner's Representative Services.

A total of $ $1,245,251.08 has been paid from H0487 to Ricci Greene on this contract.

Addendum II - Review of the Bid Processes for Prime Contractors

The design engineer and the owner (Dutchess County) determine the services the county will procure to prepare the bid documents for construction. Documents for the services bid included: general construction, electric, plumbing, HVAC, and demolition of the existing Sheriff's Office. The bids submitted for each of these categories follow below.

The Department of Public Works adheres to the New York Consolidated Laws, General Municipal Law § 101 (known as Wicks Law), which states that when the total cost of contract work for the erection, construction, reconstruction or alteration of a public building exceeds $500,000 or more, independent contractors must be used for:

a. Plumbing and gas fitting
b. Steam, heating hot water heating, ventilating and air condition apparatus
c. Electric wiring and standard illuminating fixtures.

RFB-DCB-04-17 – DUTCHESS COUNTY LAW ENFORCEMENT CENTER

General Contractor

Bid submittals for **General Contractor** are provided on the following chart, with the award to Meyer Contracting, Corp. As shown Meyer Contracting Corp. was the low bidder for the total of the base bid and GC-1, GC-3, and GC-4 alternates. A total of $17,980,201 has been encumbered and paid to this vendor as of 12/31/19.

BID RESULTS REPORT - General Contractor (GC) Dutchess County Law Enforcement Center RFB-DCB-04-17 Bid Opening: June 29, 2017 @ 2:30 pm						
Contractor Name	City/State	Base Bid	Alt GC-1	Alt GC-3	Alt GC-4	Grand Total
Meyer Contracting Corp.	**Pleasant Valley, NY**	**$17,935,000**	**$23,900**	**$320,000**	**$1,350,000**	**$19,628,900**
Banton Construction Co.	North Haven, CT	$19,351,000	$101,000	$687,000	$369,000	$20,508,000
BCI Construction, Inc.	Albany, NY	$20,785,000	$115,000	$595,000	$1,635,000	$23,130,000
DMD Contracting, LLC	Totowa, NJ	$21,789,000	$150,000	$180,000	$1,200,000	$23,319,000
Darlind Associates, Inc.	Lagrangeville, NY	$29,450,000	$76,000	$755,000	$1,030,000	$31,311,000

Plumbing Construction

Bid submittals for **Plumbing Construction** are provided on the following chart, with the award to S & O Construction Services, Inc. As shown, S & O was the low bidder for Plumbing Construction. A total of $1,587,459 has been encumbered and paid to this vendor as of 12/31/19.

BID RESULTS REPORT – Plumbing Construction Dutchess County Law Enforcement Center RFB-DCB-04-17 Bid Opening: June 29, 2017 @ 2:30 pm		
Contractor Name	**City/State**	**Base Bid**
S & O Construction Services, Inc.	**Pleasant Valley, NY**	**$1,663,583**
DiGesare Mechanical, Inc.	Schenectady, NY	$1,799,900
Clean Air Quality Service, Inc.	Hawthorne, NY	$1,840,791
S&L Plumbing and Heating Corp.	White Plains, NY	$2,038,670*
LJ Coppola Inc.	Brewster, NY	$2,069,000
CB Strain, A Div. of Dynamic Systems	Poughkeepsie, NY	$2,174,800
Southeast Plumbing Corp.	Brewster, NY	$2,304,000

**On the bid results worksheet, the bid for S&L Plumbing and Heating Corp was incorrectly recorded as $2,038,000.*

Heating, Ventilation and Air Conditioning Construction

Bids received for **Heating, Ventilation and Air Conditioning Construction (HVAC**) are provided below. As shown, S & O Construction Services, Inc. was the low bidder for the total of the HVAC construction and alternate HVAC-1. A total of $2,838,168 has been encumbered and paid to this vendor as of 12/31/19.

BID RESULTS REPORT - HVAC Construction (HVAC) Dutchess County Law Enforcement Center RFB-DCB-04-17 Bid Opening: June 29, 2017 @ 2:30 pm				
Contractor Name	**City/State**	**Base Bid**	**HVAC-1**	**Grand Total**
S&O Construction Services Inc.	**Pleasant Valley, NY**	**$2,995,330**	**$25,291**	**$3,020,621**
CB Strain, A Div. of Dynamic Systems	Poughkeepsie, NY	$3,036,800	$24,400	$3,061,200
VAMCO Mechanical	Cold Spring, NY	$3,120,000	$40,500	$3,160,500
Clean Air Quality Service, Inc.	Hawthorne, NY	$3,169,609	$119,000	$3,288,609
DiGesare Mechanical, Inc.	Schenectady, NY	$3,248,800	$25,850	$3,274,650
John W. Danforth Company	Malta, NY	$3,365,000	$10,000	$3,375,000
LJ Coppola, Inc.	Brewster, NY	$3,370,000	$10,000	$3,380,000
Southeast Mechanical Corporation	Brewster, NY	$3,494,000	$15,000	$3,509,000

Electric

Bids submitted for **Electric Construction** are provided on the following chart, with the award to Fran Corporation d/b/a All Bright Electric. As shown, All Bright Electric was the low bidder for the total of the electric construction base bid and alternates E-1 and E-2. A total of $3,889,936 has been paid to this vendor as of 12/31/19.

BID RESULTS REPORT – Electric Construction (E) Dutchess County Law Enforcement Center RFB-DCB-04-17 Bid Opening: June 29, 2017 @ 2:30 pm					
Contractor Name	City/State	Base Bid	Alt E-1	Alt E-2	Grand Total
All Bright Electric	**West Nyack, NY**	**$3,683,322**	**$7,792**	**$66,176**	**$3,757,290**
Filingeri Electrical Construction Corp.	Mohegan Lake, NY	$4,398,000	$6,000	$34,000	$4,438,000
RLJ Electric Corporation	Peekskill, NY	$4,440,000	$12,000	$48,000	$4,500,000
Kasselman Electric Co., Inc.	Albany, NY	$5,338,500	$11,500	$44,000	$5,394,000
The NY-Conn Corporation	Danbury, CT	$5,525,000	$5,500	$36,000	$5,566,500

Demolition

Bids submitted for **Demolition** of the existing Sheriff's Office are provided on the following chart, with the award to LM Sessler Excavating & Wrecking, Inc. As shown, LM Sessler was the only bidder. A total of $1,004,408 has been paid to this vendor as of 12/31/19.

BID RESULTS REPORT – Demolition Dutchess County Law Enforcement Center RFB-DCB-04-17 Bid Opening: June 29, 2017 @ 2:30 pm		
Contractor Name	City/State	Base Bid
LM Sessler Excavating & Wrecking, Inc.	**Waterloo, NY**	**$994,000**

JTC Transition Team Office

Bids submitted for the JTC Transition Team Office Renovations are provided on the following chart, with the award to Meyer Contracting Corp. As shown, Meyer Contracting Corp. was the only bidder for the base bid and alternate #1 which was for the installation of roof insulation. A total of $227,642 has been encumbered and paid to this vendor as of 12/31/19.

BID RESULTS REPORT – JTC Transition Team Office Renovations Dutchess County Law Enforcement Center RFB-DCB-13-19 Bid Opening: June 29, 2019 @ 2:30 pm				
Contractor Name	City/State	Base Bid	Alt -1	Grand Total
Meyer Contracting Corp.	**Pleasant Valley, NY**	**$237,000**	**$12,700**	**$249,700**

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