



AGENDA STAFF REPORT

Control: 26001551

MEETING DATE: 10/13/2026
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): District 2
SUBMITTING AGENCY/DEPARTMENT: OC Public Works
DEPARTMENT CONTACT PERSON(S): Kevin Onuma, 714-647-3939
Kimberly Engelby, 714-834-3530

SUBJECT: Approve Contract for Construction Phase Services for Coordinated Re-Entry Center

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve agreement to form

CLERK OF THE BOARD

DISCUSSION

3 Votes Board Majority

Budgeted: Yes

Current Year Cost: \$12,651,804

Annual Cost: FY 2027-28

\$14,722,100

Staffing Impact: No

Sole Source: No

Current Fiscal Year

Funding Source: Fund 15D: 100%

County Audit in Last 3

Revenue: N/A

years: No

Levine Act Review

Completed? Yes

Prior Board Action: 8/13/2024 #4, 10/22/2019 #23

RECOMMENDED ACTION(S):

1. Find that the project is categorically exempt from CEQA, Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures) pursuant to CEQA Guidelines Sections 15301 and 15303.
2. Approve a contract with Bernards Bros., Inc. to provide Construction Manager At-Risk Construction Phase Services for the Coordinated Re-Entry Center Project, effective upon execution of all necessary signatures, to be completed within 595 calendar days of the effective date of the Notice to Proceed, in a Guaranteed Maximum Price of \$23,973,904, including a contingency of \$656,638 for use by Bernards Bros., Inc., a contingency of \$1,300,000 for use by the County of Orange and \$2,100,000 for Furniture Fixtures & Equipment, for a total amount not to exceed \$27,373,904.
3. Authorize the Director of OC Public Works or designee to execute the contract with Bernards Bros., Inc. for Construction Manager At-Risk Construction Phase Services for the Coordinated Re-Entry Center Project.

SUMMARY:

Approval of the contract for Construction Manager At-Risk Construction Phase Services for the Coordinated Re-Entry Center Project will facilitate redevelopment of the former Youth Guidance Center to provide temporary housing, job placement assistance, counseling and other supportive services for adults exiting the correctional system to support successful reintegration into the community.

BACKGROUND INFORMATION:

On October 22, 2019, the Board of Supervisors (Board) adopted the Integrated Services 2025 Vision Report (Report). The Report builds on the work started by Sheriff Sandra Hutchens through the Stepping Up Initiative to reduce unnecessary incarceration and recidivism in Orange County by linking the County of Orange (County) criminal justice system with County Systems of Care to provide individuals involved in the criminal justice system with services that support successful reintegration into the community. Reentry, one of the five pillars identified in the Report, aims to develop a comprehensive system to ensure continuity in treatment for mental health and substance use disorders to improve outcomes for individuals in the County criminal justice system.

The Youth Guidance Center (YGC), located at 3030 N. Hesperian Way in Santa Ana, was constructed in 1967, and is currently used by the Orange County Probation Department (Probation) as a camp for youth who are detained and serving a commitment as ordered by the Juvenile Court. The current YGC population will be relocated to the new Youth Transition Center at Juvenile Hall upon its completion in early 2027. The YGC site will then be redeveloped in two phases into the Coordinated Re-Entry Center (Center) for adults exiting the correctional system.

The Project includes redevelopment of three of five existing housing pods into modern resident bedrooms, lounge and study areas, communal restroom, laundry room, counseling room, computer lab and common living areas with separate accommodations for men and women. Other improvements include construction of a new stand-alone elevator for accessibility compliance, upgrades to the gated entrance and reception area and various landscape and hardscape enhancements. Work on Housing Pod 3 will be performed separately following the relocation of the current YGC population.

On January 16, 2024, OC Public Works issued a Request for Proposal (RFP) for Construction Manager At-Risk (CMAR) Services for the Project. Following the evaluation of responsive proposals, an evaluation panel recommended award of the contract for Pre-Construction Services to Bernards Bros., Inc. (Contractor). The Orange County Preference Policy was not applicable to the solicitation.

On August 13, 2024, the Board awarded Contract MA-080-24010624 for CMAR Pre-Construction Phase Services to the Contractor in an amount not to exceed \$99,721. At that time, OC Public Works advised the Board that it would return at a later date with a proposed contract for Construction Phase Services.

Under the Pre-Construction Services contract, the Contractor provided design review, cost estimating, project planning and scheduling, constructability review and other pre-construction services. These efforts resulted in development and negotiation of a Guaranteed Maximum Price (GMP) for Construction Phase Services. The negotiated GMP reflects the collaborative planning, cost estimating, constructability review and risk management undertaken during the pre-construction phase and establishes a cost-controlled approach to deliver the Project within the defined scope and schedule.

OC Public Works recommends the Board approve the Contract MA-080-26011592 (Contract) with the Contractor for CMAR Construction Phase Services, effective upon execution of all necessary signatures, to

be completed within 595 calendar days of the effective date of the Notice to Proceed, in a GMP of \$23,973,904, including a contingency of \$656,638 for use the Contractor, a contingency of \$1.3 million for use by the County and \$2.1 million for Furniture Fixtures & Equipment (FF&E), for a total amount not to exceed \$27,373,904.

The Contractor's license number was verified as current and active through the Contractors State License Board database on July 28, 2026. A copy of the verification is on file.

An analysis was completed to verify the Contract provides County with persons specially trained, experienced, expert and competent to perform the special services in accordance with the law.

This Contract, due to the nature of the services, could require the addition of subcontractors. In order to add subcontractor(s) to the Contract, the Contractor must seek express consent from the department. Should the addition of a subcontractor affect the scope of work and/or contract amount, the department will bring the item back to the Board for approval. See Attachment B for Contract Summary Form.

Compliance with CEQA: The proposed project is categorically exempt (Class 1 and 3) from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 and 15303, because it provides for the minor alteration of existing public facilities involving negligible or no expansion of existing use, and new construction of small facilities, structures, equipment, or accessory or appurtenant structures. The proposed project includes interior alterations of existing facilities with no expansion of their existing footprints and negligible or no expansion of their existing use, and the construction of a new elevator, gate modifications, and landscape and hardscape modifications appurtenant to the existing structures being modified.

FINANCIAL IMPACT:

Appropriations for the Contract are included in Fund 15D, Countywide Capital Projects, FY 2026-27 Budget, and will be included in the budgeting process for future years.

The proposed Contract is contingent upon funding availability. In the event funding is reduced or terminated, the County may renegotiate the level of services or terminate the Contract without penalty.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

Probation

ATTACHMENTS:

Attachment A - Contract MA-080-26011592 with Bernards Bros., Inc

Attachment B - Contract Summary Form