



September 29, 2026

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

SUBJECT: AMEND THE FISCAL YEAR 27 - 31 CAPITAL IMPROVEMENT PLAN TO INCREASE THE PROJECT BUDGET; AMOUNT: \$13,791,121; ACCEPT THE WORK OF CWS CONSTRUCTION GROUP, INCORPORATED, FOR THE SANTA RITA JAIL ENHANCED OUTDOOR RECONFIGURATION AND RECREATION YARDS PROJECT, 5325 BRODER BOULEVARD, DUBLIN; PROJECT NO. CPP22C211150000; PROCUREMENT CONTRACT NO. 26417

Dear Board Members:

RECOMMENDATIONS:

- A. Amend the Fiscal Year 27 - 31 Capital Improvement Plan to increase the project budget for the Santa Rita Jail Enhanced Outdoor Reconfiguration and Recreation Yards Project, Project No. CPP22C211150000, from \$12,391,121 to \$13,791,121 (\$1,400,000 increase);
- B. Accept the work of CWS Construction Group, Incorporated (Principal: Charlie Slack; Location: Novato) (Procurement Contract No. 26417) for the Santa Rita Jail Enhanced Outdoor Reconfiguration and Recreation Yards Project, Project No. CPP22C211150000, at 5325 Broder Boulevard, Dublin, as complete, in the amount of \$8,845,566.56;
- C. Approve the release of final project retention funds in the amount of \$442,278.33 to CWS Construction Group, Incorporated;
- D. Direct the Clerk of the Board to have the enclosed Notice of Completion and resulting Minute Order recorded in the official records of the County of Alameda; and
- E. Approve the use and transfer from the Special Capital Construction Fund to the General Services Agency Capital Projects Fund for the Santa Rita Jail Enhanced Outdoor Reconfiguration and Recreation Yards Project, Project No. CPP22C211150000, in the amount of \$1,400,000; and
- F. Authorize the Auditor-Controller to make the related budget adjustments.

DISCUSSION/SUMMARY:

The Santa Rita Jail (SRJ) Enhanced Outdoor Reconfiguration and Recreation Yards Project (the Project) consists of the development of outdoor recreation spaces within the SRJ facility. The Project includes the construction of two large and six small fenced outdoor recreation yards in the maximum-security area, one large and one small fenced outdoor recreation yard in the minimum-security area, and the conversion of two quasi-yards into four smaller quasi-yards. The purpose of these upgrades is to improve mental and physical health outcomes for incarcerated individuals through increased outdoor and out-of-cell time.

On April 30, 2024, your Board awarded (File No. 31227, Item No. 37) a construction contract to CWS Construction Group, Incorporated (CWS) for the construction of the Project for the contract terms of May 28, 2024, to March 6, 2025, in the amount of \$6,575,000, with a Supplemental Work Allowance (SWA) of \$657,500.

On April 1, 2025, your Board approved (Item No. 16) an increase to the SWA for the construction contract with CWS from \$657,500 to \$1,357,500 with no change to the contract term of May 28, 2024, through April 22, 2025.

On May 13, 2025, your Board approved (Item No. 67) Change Order No. 8 for \$431,000 and Change Order No. 9 for \$670,000 to increase the construction contract from \$7,153,064.12 to \$8,254,064.12, with no change to the contract term of May 28, 2024, through May 22, 2025.

The project encountered a series of delays due to several unforeseen site conditions, which resulted in an extended construction timeline, as well as contractor performance issues, all of which required additional program support and management resources. The extended timeline and impact on resources have resulted in the need for an increased project budget to cover the associated additional costs.

Work was completed on June 5, 2026. The General Services Agency (GSA) made a final inspection of the work and found that all work had been completed in accordance with the Agreement. Acceptance of the work performed, and release of the final funds held in retention for CWS is recommended.

SELECTION CRITERIA AND PROCESS:

The Project was publicly advertised on October 6, 2023, in accordance with Public Contract Code Section 20125, and applied the Project Stabilization/Community Benefits Program that promotes efficient construction operations and focuses on increasing employment opportunities for County of Alameda residents on construction projects. GSA e-mailed a Notice to Bidders to subscribers, including those contractors in the County Local Vendor Database, and published this contracting opportunity on the GSA Current Contracting Opportunities Calendar of Events websites. A site visit was held on November 14, 2023, which was attended by representatives from eight contractors. Three bids were

received on December 13, 2023. After a thorough review and analysis, it was determined to be in the best interest of the County of Alameda to reject all bids and re-advertise the Project.

The Project was publicly re-advertised on January 12, 2024. A site visit was held on February 26, 2024, which was attended by representatives from 11 contractors. Six bids were received on March 25, 2024, and CWS was the lowest responsive bidder and was awarded the contract.

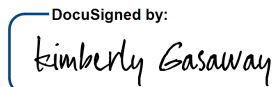
FINANCING:

Funding for the Project budget increase in the amount of \$1,400,000 is from the Special Capital Construction Fund. Appropriations for the budget increase will be transferred to the GSA Capital Projects Fund for the Project per the attached Financial Recommendation. There will be no increase in net County cost.

VISION 2036 GOAL:

The Project met the 10x goal pathway of **Accessible & Integrated Infrastructure** in support of our shared vision of **Safe and Livable Communities.**

Respectfully submitted,

DocuSigned by:

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Kimberly Gasaway, Director
General Services Agency

Attachment

Recorded at the request of: County of Alameda
After Recording, Return to: Alameda County, Clerk of the Board
1221 Oak Street, Room 536
Oakland, CA 94612
QIC 20101

**No fee document pursuant to
Government Code Section 27383**

Notice of Completion
(INDIVIDUAL OR CORPORATION)

Notice is Hereby Given That:

1. The work of improvement as a whole was completed upon the hereinafter described real property on 06/05/2026
2. The name and address of the owner giving and filing this notice is

NAME	STREET AND NO.	CITY	STATE
County of Alameda	1401 Lakeside Drive	Oakland	California

The interest of said owner was acquired subsequent to the commencement of the work of improvement from			
NAME	STREET AND NO.	CITY	STATE
N/A			

The names and addresses of all other co-owners, if any, who own an estate or interest in said real property, whether as joint tenants or tenants in common or otherwise, are:

NAME	STREET AND NO.	CITY	STATE
N/A			

3. That the nature of the interest or estate of the owner in and to said real property is in fee
N/A

(if other than in fee, strike out "in fee" and insert nature of interest or estate as for example "purchaser under contract," "lessee," etc.

4. That the name of the original contractor for the work of improvement referred to above is:
CWS Construction Group, Inc., 1301 Grant Ave Suite B Novato, CA 94945

(if there was no original contractor state "no original contractor")

5. That the street address of said property is: **5325 BRODER BOULEVARD, DUBLIN, CA 94568**

6. That the real property herein referred to is situated in the unincorporated area of **DUBLIN**
County of Alameda, State of California, and particularly described as follows:

Project No. CPP22C211150000; Procurement Contract No. 26417;
SANTA RITA JAIL ENHANCED OUTDOOR RECONFIGURATION AND RECREATION YARDS PROJECT, 5325 BRODER BOULEVARD, DUBLIN

NOTICE OF COMPLETION INCLUDES:

1. **Board Letter**

Verification for CORPORATE owner:
STATE OF CALIFORNIA _____ County of Alameda

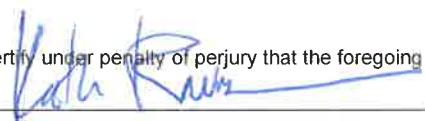
being duly sworn, says:
That he/she is the _____
Board President
of Alameda County Board of Supervisors

_____, the corporation that
executed the foregoing notice as owner of the aforesaid interest or
estate in the property therein described; that he makes this verification
on behalf of said corporation; that he has read said notice, and knows
the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me this
day of _____, 2026

(Rev. 4/7/04)

I certify under penalty of perjury that the foregoing is true and correct


Keith Rowan, Deputy Director – Capital Programs, General Services
Agency

VERIFICATION

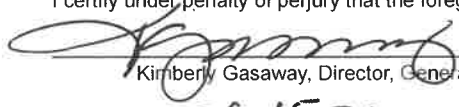
STATE OF CALIFORNIA _____ County of Alameda
The above subscriber being duly sworn, says: That he has read the
foregoing notice and knows the contents thereof, and the same is true of
his own knowledge.

Subscribed and sworn to before me this _____
day of _____, 20

Notary Public in and for said state.

VERIFICATION

I certify under penalty of perjury that the foregoing is true and correct.


Kimberly Gasaway, Director, General Services Agency

Dated: **09.15.24** at Oakland, CA

FINANCIAL RECOMMENDATION FORM

1 **AGENDA DATE:** 10/20/2026

BOARD LETTER SUBJECT: Amend the FY 27-31 CIP to increase the SRJ Enhanced Outdoor Reconfiguration and Recreation Yards Project - CPP22C211150000 budget by \$1,400,000; Accept the work of CWS Construction Group, Inc; Approve the release of final project retention funds in the amount of \$442,278.33

BUDGET YEAR: 2027

FUND: 27100

2 The use of Designations, as follows:

NAME OF DESIGNATION	ORG	AMOUNT

3 The increase (decrease) in anticipated revenue, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL ANTICIPATED REVENUE \$0

4 The increase (decrease) in appropriations, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
200700	650011	00000	CPP22C211150000	(\$1,400,000)
	670011	00000	CPP22C211150000	\$1,400,000
ORG TOTAL				\$0

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL APPROPRIATION \$0