

# JAIL HOUSING ADDITION PROJECT 8819

## STATUS UPDATE AND FUNDING REQUEST

Presented by: Lindsay Lerable, RMA Chief of Facilities

Board of Supervisors

October 27, 2020

Agenda Item #13

Leg ID: 20-744

# Today's Recommended Actions:

1. Receive a status update on the Jail Housing Addition Project 8819
2. Approve additional Project funding in the amount of \$1,614,308 million.
3. Provide direction on the appropriate funding source.

# Progress To Date

- Approximately 98% Complete
- Remaining Tasks
  - *Elevator Testing by State Fire Marshall & OSHA*
  - *Complete Punchlist for L and K Blocks (COVID-19 Beneficial Occupancy)*
  - *CSFM Temporary Certificate of Occupancy*
  - *Furniture, Fixture and Equipment Delivery*
  - *Final Punchlist*
  - *Final Certificate of Occupancy*
  - *Sheriffs Office Transition in Facility*

# What has delayed the Project?

- Majority of delay from PG&E, California State Fire Marshall (CSFM)\*
- Started in June 2019
- Full financial and schedule impact was not realized until early 2020 as negotiated resolution became impossible.
- Changes to requirements after work was complete
- Detailed narrative in Attachment A.

*\*Does not consider any potential concurrent delays by Contractor. Staff is evaluating all schedule impacts including claims totaling \$5 million from the Contractor to determine the Project critical path. Nothing in this presentation should be interpreted as admission of responsibility for Project schedule delays by the County.*

# PG&E Power Issues

- What
  - *Testing delays on the part of PG&E*
  - *After testing, PG&E required a redundant relay switch be installed*
- When
  - *First reported to Capital Improvement Committee in September 2019*
- Impact
  - *Estimated construction cost: \$70,000*
  - *Delay in permanent power impacted elevator, wheelchair lift and lighting commissioning.*
  - *Concurrent with some CSFM delays*

# California State Fire Marshall Added Requirements

## ■ Background

- *Project design was pre-approved by CSFM*
- *CSFM may change building requirements at any time*

## ■ What

- *Weekly CSFM site inspections identified new requirements*
- *26+ Issues Identified on CSFM Log (some minor) by September 2019*
- *58+ issues resolved to date*
- *Many added requirements mean destructive changes and reconstructed systems*
- *As of October 21, 2020, 3 outstanding issues, including Horn Strobe Alarm System*

## ■ When

- *First changes issued to County in June 2019.*
- *Most recent issue (Horn Strobe Alarm) was sent to County on August 25, 2020*

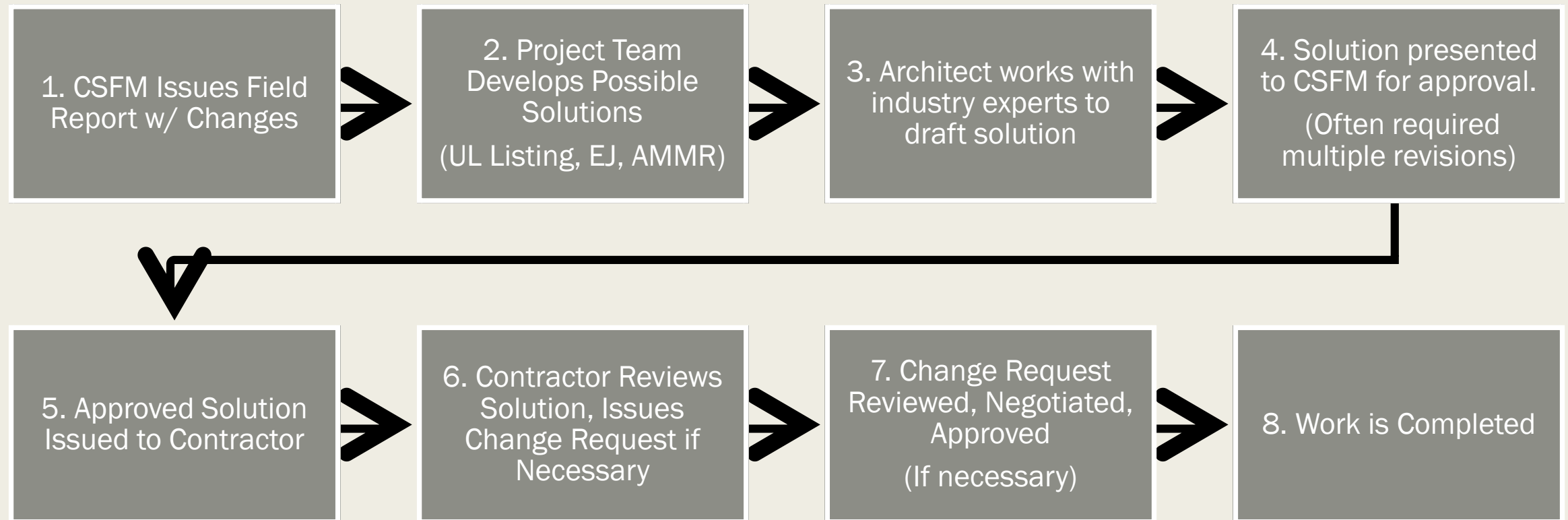
## ■ Impact

- *Project team attempted to negotiate resolution without major changes to the Project design.*
- *CSFM required construction changes, Engineering Judgements (EJ) and/or Alternate Means and Methods Requests (AMMR) to meet new requirements.*

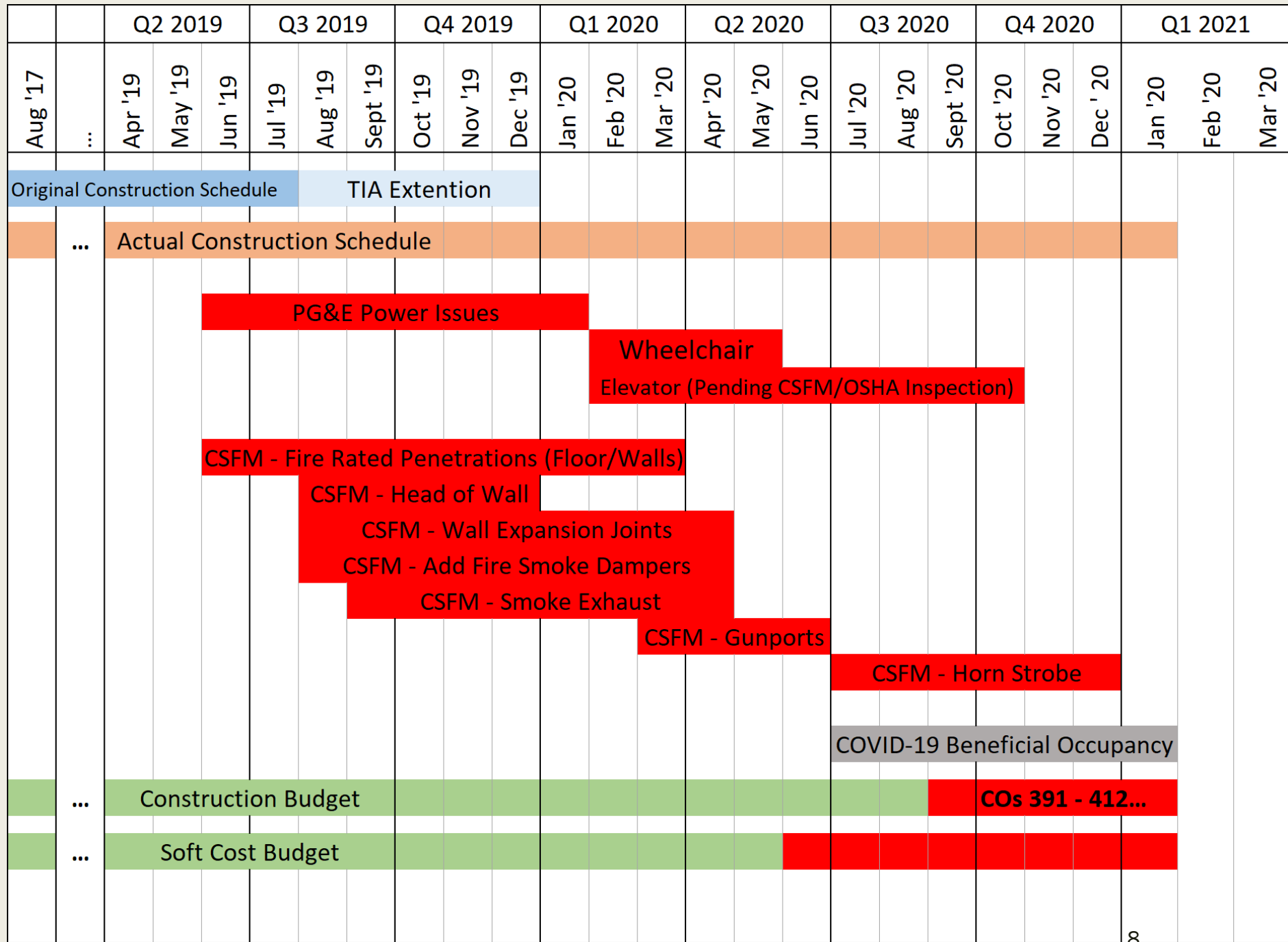


From Project 8819 final permitted plan set

# How are CSFM Added Requirements Resolved?



# Timeline of Select Project Issues





# What is the result of the Project delays?

- Project is less than 2% over budget.
- 1.5 years in delays have pushed soft costs beyond Project budget capacity.
- Most recent change orders have exceeded Project contingency
- Staff has identified potential funding that will not impact the General Fund.

# How will the Shortfall be resolved?

- July 2020: Board of Supervisors approved New Juvenile Hall Descope
- Descope resulted in two contingency funds
  - *\$1.7 million contingency to remain as part of the New Juvenile Hall budget*
  - *\$1.6 million in previously approved County funds no longer assigned to the New Juvenile Hall*
- Staff recommends using the \$1.6 million unassigned fund balance generated from NJH descope to cover the cost overruns on the Jail Housing Addition Project
- Other funding sources (e.g., Building Improvement and Replacement Fund 478, Cannabis Tax Revenues)

# Recommendation

1. Receive a status update on the Jail Housing Addition Project 8819
2. Approve additional Project funding in the amount of \$1.6 million.
3. Provide direction on the appropriate funding source.