



Monterey County

Board Report

Legistar File Number: A 20-498

Item No.

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

December 01, 2020

Introduced: 11/20/2020

Version: 1

Current Status: Agenda Ready

Matter Type: BoS Agreement

- a. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute an Agreement with Mobile Modular in a form substantially similar to the attached Agreement to purchase a prefabricated mobile storage unit for the New Juvenile Hall Project 8811, in an amount not to exceed \$475,000, subject to prior review and approval as to form by the Office of the County Counsel-Risk Manager;
- b. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to sign, subject to prior review and approval as to form by the Office of the County Counsel-Risk Manager, amendments to the Agreement provided that said amendments do not change the terms approved by the Board and provided that the total increase in cost does not exceed ten percent of the original not to exceed amount (\$47,500 total maximum cost increase); and
- c. Receive a notice of Job Order Contracting work over \$1 million for site improvements to the New Juvenile Hall Project 8811.

It is recommended that the Board of Supervisors:

- a. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute an Agreement with Mobile Modular in a form substantially similar to the attached Agreement to purchase a prefabricated mobile storage unit for the New Juvenile Hall Project 8811, in an amount not to exceed \$475,000, subject to prior review and approval as to form by the Office of the County Counsel-Risk Manager;
- b. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to sign, subject to prior review by the Office of the County Counsel-Risk Manager, amendments to the Agreement provided that said amendments do not change the terms approved by the Board and provided that the total increase in cost does not exceed ten percent of the original not to exceed amount (\$47,500 total maximum cost increase); and
- c. Receive a notice of Job Order Contracting work over \$1 million for site improvements to the New Juvenile Hall Project 8811.

SUMMARY/DISCUSSION:

The New Juvenile Hall Project 8811 (Project) consists of replacing the Juvenile Hall campus at 1420 Natividad (38,949 sq. ft., three [3] buildings) with a new campus. The grant includes a 3-year construction completion requirement to sell the State bonds. The Project was bid as a single construction project. In order to accommodate Probation operations during construction, the scope of work has been implemented in two (2) construction phases. Phase I is complete and Probation has moved into the completed buildings. The Fall Bond Sale occurred on or about October 7, 2020. Phase II consists of demolition of two (2) original buildings (Existing Juvenile Hall and Gym) and completion of the outdoor recreation area as planned with the addition of a modular/portable building

for institutional storage. A small amount of work on Building 7 (Dormitory) where the building connected to the existing facility, demolition of all old Juvenile Hall buildings, and rough grading site work (Phase IIA) is being completed by Zovich & Sons Inc, dba Zovich Construction (Zovich). Phase IIB consists of completing the outdoor recreation area and courtyard, security fencing around the remaining courtyard and a modular/portable building for institutional storage. (See attached Site Plan.) Staff has procured the following contractor services to complete the Phase IIB work:

Prefabricated Mobile Storage Unit

Staff has reached an Agreement (Attachment A) with Mobile Modular to provide a prefabricated mobile storage unit which will serve as institutional storage and a workshop. This storage space is required by the Board of State and Community Corrections (BSCC) under Title 24. As part of the Project descope and redesign in Summer 2020, staff looked for ways to reduce the Project cost as much as possible while still meeting all BSCC and California Department of Community Corrections (CDCR) requirements under the Project grant agreement. Part of this effort included removal of the support building and replacing it with a temporary prefabricated storage unit that would reduce costs and allow site flexibility if future development is planned. Staff identified a federal Government Services Administration (GSA) contract which provides a twenty-five percent (25%) discount to state and local governments. A piggyback contract using this GSA pricing has been negotiated between the County and Mobile Modular. The action in this report will approve the terms of the negotiated contract and allow the purchase of the required storage unit.

Site Work

Final design for Phase II site work split the remaining scope between Zovich and JOC at a point that reduced schedule delays and allowed a smooth transition from one contractor to another. Zovich has completed rough grading and utility work and is nearing completion of their scope. Remaining site work will be completed under the JOC program. Using JOC will allow the Project to remain within the State approved descope timeline. Staff has received an estimate from Gordian Group for \$1.5 million (including JOC+ project management) and intends to move forward with a Job Order Authorization to begin work following the Board's acceptance of this report and related actions. The JOC site work includes a secure site perimeter using a combination of security fencing and repurposed Concrete Masonry Unit (CMU) block from the Project descope, paving, walkways, recreation yard, earthwork and some underground utilities in accordance with the approved Phase II descope design. Use of JOC plus construction management services are projected to reduce overall soft costs for the Project verses stand alone construction management services as required by the existing Zovich construction contract.

JOC guidelines require staff to notify the Capital Improvement Committee (CIC) prior to award of any JOC contract over \$1 million. Because a Job Order Authorization must be issued to the Contractor prior to the next CIC meeting in order to keep the Project on schedule, a memo was issued to the CIC notifying the CIC that this work was being performed through JOC. A follow-up report will be provided to the CIC at the next regularly scheduled meeting.

OTHER AGENCY INVOLVEMENT:

RMA and the Probation Department continue to work jointly with the Board of State and Community Corrections to meet all State requirements to maintain the conditional award. The State Water Resources Control Board and State Fire Marshal construction phase inspections will continue throughout the construction duration.

The Office of the County Counsel-Risk Manager and Auditor-Controller's Office have reviewed and approved the Mobile Modular agreement as to form and fiscal provisions, respectively.

FINANCING:

The current Board of Supervisors approved Project budget is \$61,272,032 which consists of a State SB81 Local Youthful Offender Rehabilitative Facilities Construction lease revenue bond of \$35,000,000, State required minimum County match of \$3,500,000, and additional County funding of \$22,772,032 for a total County funding commitment of \$26,272,032.

Mobile Modular and JOC costs included in this report are within the approved Project budget. Original cost projections for the revised storage building (\$658,360) and Phase II site work split between Zovich and JOC (\$2,146,175) were developed during the Project descope in May 2020. The storage building proposal is under budget. Phase II site work, including Zovich and JOC is approximately \$2,857,000. Staff anticipated descope costs may be higher than the initial estimates since final design was not complete. To account for this, staff included the \$1.7 million Project contingency funding to cover actuals.

On October 27, 2020, staff notified the Board that Zovich submitted proposed credits and final billing for the descope portion of Phase IIB. The proposal included between \$1.2 and \$1.9 million in previously purchased materials that have not yet been billed to the County. Staff are reviewing payments to date and materials lists to verify this billing claim. The remaining Additional Project Contingency should be able to cover some of this cost. Any cost that exceeds the Project Contingency and any associated funding needs will be reported to the CAO, Budget Committee and Board of Supervisors. Material billings do not include claims for schedule delays and contractor daily expenses, known as Time Impact Analysis (TIAs) from Zovich. Current submitted TIAs are approximately \$3.5 million and are under review by the Project team to assess their validity and potential for global settlement. Additional information on TIAs will be brought to the Board under separate reports.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Provision of a New Juvenile Hall facility supports the Board of Supervisors Administration, Infrastructure, and Public Safety Strategic Initiatives by enhancing the safety of County staff, facility occupants, and the public.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Florence Kabwasa-Green, Project Manager III (831) 755-4805



Reviewed by: Lindsay Lerable, Chief of Facilities

Shawne Ellerbee, Assistant Director of Public Works, Facilities, and Parks

Approved by: Randy Ishii, M.S., P.E., P.T.O.E., Director of Public Works, Facilities & Parks

The following attachments are on file with the Clerk to the Board:

Attachment A-Mobile Modular Agreement

Attachment B-Site Plan