



# Monterey County

**Item No.**

## Board Report

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

**Legistar File Number: A 21-412**

July 27, 2021

**Introduced:** 7/14/2021

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Agreement

- a. Authorize the Public Works, Facilities and Parks (PWFP) Director to execute Amendment No. 3 to the Board of State and Community Corrections (BSCC) SB 81 Round 1 Local Youthful Offender Rehabilitative Facility Construction Agreement for Monterey County New Juvenile Hall (Agreement) in a form substantially similar to the "Execution Copy" of said Amendment No. 3, which amends the project milestone schedule;
- b. Ratify execution of Amendment No. 1 and Amendment No. 2 to the Agreement by the Chair of the Board of Supervisors which updated the New Juvenile Hall Project milestone schedule;
- c. Authorize the PWFP Director to execute future amendments to the Agreement to amend, update and extend the project milestone schedule as necessary and subject to the approval of the BSCC and the Office of the County Counsel.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Authorize the Public Works, Facilities and Parks (PWFP) Director to execute Amendment No. 3 to the Board of State and Community Corrections (BSCC) SB 81 Round 1 Local Youthful Offender Rehabilitative Facility Construction Agreement for Monterey County New Juvenile Hall (Agreement) in a form substantially similar to the "Execution Copy" of said Amendment No. 3, which amends the project milestone schedule;
- b. Ratify execution of Amendment No. 1 and Amendment No. 2 to the Agreement by the Chair of the Board of Supervisors which updated the New Juvenile Hall Project milestone schedule;
- c. Authorize the PWFP Director to execute future amendments to the Agreement to amend, update and extend the project milestone schedule as necessary and subject to the approval of the BSCC and the Office of the County Counsel.

### SUMMARY/DISCUSSION:

On April 18, 2016, the Chair of the Board of Supervisors executed the Board of State and Community Corrections (BSCC) SB 81 Round 1 Local Youthful Offender Rehabilitative Facility Construction Agreement for Monterey County New Juvenile Hall (Agreement) (**Attachment A**) for the Monterey County New Juvenile Hall Project 8811 (Project). Amendment No. 1 (**Attachment B**) and Amendment No. 2 (**Attachment C**) were subsequently executed to update the Agreement milestone schedule. The proposed Amendment No. 3 to the Agreement (**Attachment D**) replaces the Exhibit B, Section 2 Project Timetable to reflect the current projected Project construction completion date of October 31, 2021 and occupancy date of November 30, 2021.

The Project consists of replacing the Juvenile Hall campus at 1420 Natividad (38,949 sq. ft., three [3] buildings) with a new campus. The Project is partially funded through a State SB81 Local Youthful

Offender Rehabilitative Facilities Construction lease revenue bond. The SB81 financing included a 3-year construction completion requirement to sell the State bonds. Following the completion of Phase 1 in August 2020, the State Department of Public Works Fall Bond Sale took place on or about October 2020; therefore, the SB81 Bond Sale requirement has been met.

The Project was bid as a single construction project. In order to accommodate Probation operations during construction and to address circumstances which required a Project descope (Project II descope) due to financing and corresponding SB81 funding deadlines, the scope of work has been implemented in two (2) construction phases. Phase I was completed in August 2020 and included the construction of five (5) new facilities: Buildings 1A and 1B are standard 30 bed housing units. Building 4 is the Administration Building for staff, youth processing, visitation and medical services. Building 6 is a school building with a gym, classrooms and staff support offices. Building 7 is a renovated existing 30 bed dormitory unit. Phase I work, consisting of Buildings 1A, 1B, 4, 6 and 7, parking lot, and partial site work as noted in the Plans and Specifications is now complete and occupied. Certificates of Occupancy have been issued for Phase I buildings and the Probation Department is currently fully operational in the new facilities.

Phase IIA has been completed by Zovich & Sons Inc, dba Zovich Construction (Zovich) and includes a small amount of work on Building 7 (Dormitory) where the building connects to the existing facility, demolition of all old Juvenile Hall buildings, preliminary site work and underground utility work. Phase IIA work is substantially complete and in the close-out phase.

The Project is currently in Phase IIB, which consists of completing the outdoor recreation area and courtyard, security fencing around the remaining courtyard and a modular/portable building for institutional storage. The storage unit procurement was completed using a federal Government Services Administration (GSA) contract which provides a twenty-five percent (25%) discount to state and local governments. Precision Construction Services (Precision) has provided interim site storm water management services for the site. These services have now been transferred to Granite Construction Company, Inc. (Granite) and Newton Construction (Newton) through the County's JOC Program to complete the remainder of Phase IIB work which includes remaining site work, fencing, and security improvements, estimated at \$1.7 Million. Site work includes completing the secure recreation area, sally port driveway, security fence, and perimeter wall which will reuse Concrete Masonry Unit (CMU) block left over from the Phase II descope.

#### OTHER AGENCY INVOLVEMENT:

Public Works, Facilities and Parks (PWFP) and the Probation Department continue to work jointly with the Bureau of State and Community Corrections (BSCC) to meet all State requirements to maintain the conditional award for the grant funding. State Water Resources Control Board and California State Fire Marshall (CSFM) construction phase inspections will continue throughout the construction duration. PWFP continues to work closely with the County Administrative Office (CAO) on estimating additional Project funding needs and financing sources.

#### 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

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\$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.

To date, the County has invoiced the maximum ninety-five percent (95%) of the \$35,000,000 allowed prior to project completion. Staff is tracking cumulative eligible expenditures for the total \$35,000,000. Most of the remaining eligible costs have occurred during Phase IIA.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

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

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Shawne E. Ellerbee, Assistant Director of Public Works, Facilities & Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities & Parks

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Attachments:

- Attachment A - SB 81 Round 1 Construction Agreement
- Attachment B - SB 81 Round 1 Amendment No. 1
- Attachment C - SB 81 Round 1 Amendment No. 2
- Attachment D - SB 81 Round 1 Amendment No. 3