



Monterey County

Capital Improvement Committee

Legistar File Number: 21-187

Item No.

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

March 08, 2021

Introduced: 2/25/2021

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Receive a status update on the Jail Housing Addition Project 8819.

RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a status update on the Jail Housing Addition Project 8819.

SUMMARY:

The Monterey County Jail Housing Addition AB 900 Phase II Project (hereafter, "JHA Project" or "Project") provides 576 new beds in eight (8) housing units distributed on two (2) floors, program spaces for inmates, administration and staff support spaces, and a public entrance with video visitation.

This report reflects the JHA Project status at the time of writing this report. Staff will also provide the committee with a verbal update on any developments that occur following the submittal of this report.

CSFM field changes, unanticipated generator and fire sprinkler device design changes, and a partial JHA Project beneficial occupancy as part of the Sheriff's Office COVID-19 response have resulted in significant impacts to the JHA Project budget and schedule. Current issues impacting the JHA Project are listed under Discussion.

DISCUSSION:

Project Schedule

Construction Completion: Pending CSFM approval of redesigned smoke control panel and sprinkler system integration.

Transition Period: Phased occupancy to be determined by Sheriff's Office.

Recently Completed Work

- Moved inmates from Blocks K & L to M & N, allowing punchlist items in K & L to be completed.

Project Impacts

The majority (ninety nine percent [99%]) of construction is complete. Remaining tasks include:

- CSFM approval of fire smoke control panel
- CSFM approval of smoke control/sprinkler system tie-in design
- Complete smoke control panel and sprinkler tie-in work
- Third-Party testing of smoke control system
- Final Certificate of Occupancy

New CSFM Requirements

Added Signage throughout Facility. During the week of February 14, 2021, CSFM added a requirement for additional signage throughout the facility. CSFM has required additional signs in various locations throughout the facility on previous inspections. Prior to this latest inspection, all previous requirements had been met. The Architect believes this latest requirement will be a minor cost to the Project and can be handled concurrently with the Smoke Control and Sprinkler changes with no additional impact to the schedule.

CSFM Requirements In Progress

Smoke Control Panel Changes/ Smoke Control/Sprinkler System Tie-In. The revised smoke control panel and sprinkler system tie-in design is complete, and the manufacturers are preparing submittals for Architect review and delivery to the CSFM for final approval. Work is expected to be complete by April 30, 2021.

Project Budget

- Original Project budget/funding:	\$88,900,000
- Funding approved by BOS on 10/27/20:	<u>\$1,614,318</u>
- Revised Project Funding:	\$90,514,318
- Projected Costs*:	
- Construction:	\$73,624,376
- Soft Costs:	<u>\$16,883,324</u>
	\$90,507,700
- Remaining Project Funding:	\$6,618

Other Potential Costs:

- CSFM Added Requirements (Estimate)	\$100,000
- Time Impact Analysis Claims (Under Review):	\$5,000,000

*Project costs do not include Project delay claims from the Contractor in the form of Time Impact Analysis (TIA) claims or potential costs to address additional CSFM fire sprinkler/smoke control requirements. TIAs submitted to date total approximately \$5,000,000. TIAs are under review by staff and the Project team (construction manager, architect and staff augmentation engineer consultant). Estimated cost for the smoke control panel and sprinkler system work is not more than \$100,000 based on the proposed design. Staff continues to review the projected Project budget to offset any added costs within existing budget line items. If additional funding is required, staff will return to the Board to present the funding need. Any additional construction work not in the Contractor scope of work that is determined to be valid added scope must be incorporated into the contract by means of a Change Order at a negotiated cost to the County. If the County believes another party is responsible for the circumstances that led to the additional work, the County may seek reimbursement for the Change Order cost.

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OTHER AGENCY INVOLVEMENT:

PWFP and the Sheriff's Department continue to work jointly with the Project team to meet all State requirements to maintain the conditional award for the grant funding. State Water Resources Control Board and CSFM construction phase inspections will continue throughout the duration of construction. PWFP will work closely with the County Administrative Office (CAO) on estimating additional Project funding needs and financing sources.

FINANCING:

The current Board of Supervisors approved budget is \$90,514,318 which consists of \$80,000,000 in State AB-900 Lease Revenue Bonds and a County match of \$10,514,872. The current projected Project cost is \$90,507,700.

To date, the County has claimed \$76,000,000 of the \$80,000,000 AB-900 Lease Revenue Bonds grant. Per the Grant Funding Agreement, five percent (5%) (\$4,000,000) of funding is held by the State until the Project is complete.

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DocuSigned by:

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Attachment:

Attachment A - Change Order Log