



Monterey County

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

Budget Committee

Legistar File Number: 20-247

April 02, 2020

Introduced: 3/27/2020

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Current Status: Agenda Ready

Matter Type: General Agenda Item

Receive a status report on the New Juvenile Hall, Project 8811

RECOMMENDATION:

It is recommended that the Budget Committee receive a status report on the New Juvenile Hall, Project 8811

SUMMARY:

This report reflects the project status at the time of writing this report. Subsequent monthly updates will track progress for outstanding items (completed items will be deleted). Staff will also provide the committee with a verbal update on any developments that occur following the submittal of this report.

Discussion:

The New Juvenile Hall, Project 8811 (Project) consists of replacing the Juvenile Hall campus at 1420 Natividad (38,949 s.f., three [3] buildings) with a new campus consisting of six (6) new buildings plus one (1) remodeled existing building (78,441 s.f). The Project was bid as a single construction project implemented in two (2) construction phases to accommodate Probation operations.

Phase I; Consists of five (5) buildings. 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 II; Consists of demolition of two (2) original buildings (Existing Juvenile Hall and Gym). The Existing Juvenile Hall includes administration, youth processing, all youth housing, classrooms and recreation areas. After demolition, construction will begin on two (2) new buildings (Buildings 2 and 5) and transition to full operations. Building 2 is a 30 bed maximum security housing unit. Building 5 is a support services building including a kitchen and laundry.

The original Project completion date for Phase I and II was July 5, 2019. The current projected completion date for Phase I is June 2020, with Phase II projected to be finished by June 2021.

Project Schedule:

Phase I Completion: June 2020

Transition into Phase I: August 2020

Begin Phase II: September 2020

Phase II Completion: June 2021

Phase I Status:

Much of the work in Phase I is complete, however final certificate of occupancy is pending resolution of the following items:

- Establishing remote fire alarm monitoring
- Install additional fire sprinklers to Building 4 control room
- Implementing grout repair and sealant solutions to CMU walls to address water intrusion
- Replacing broken turf block firetruck driveway with asphalt
- Install fans and duct silencers to address HVAC noise issues and meet required maximum decibel levels.
- Complete BSCC punch list items
- Complete CSFM punch list items
- Complete Architect punch list items

Project Status by Building

Attachment A to this report provides a status update by building of recently completed work and remaining tasks, including any pending BSCC or CSFM issues.

Phase II Status:

Phase II has not started. However, where changes orders in Phase I are expected to present similar issues in Phase II, staff negotiated those changes as part of Phase I. The State Fire Marshall informed staff that they require the approved roof design to be revised for Phase II. Staff will report on this at the meeting.

Project Budget

- Current Project budget: \$62,886,350
- Additional Projected Phase I/II Costs: \$2,478,199
- Calculated Phase II Contingency Need: \$1,869,000

A summary of the Project budget is included as Attachment B

OTHER AGENCY INVOLVEMENT:

The Resource Management Agency (RMA) and the Probation Department continue to work jointly with BSCC to meet all State requirements to maintain the conditional award for the grant funding. State Water Resources Control Board and State Fire Marshal construction phase inspections will continue throughout the construction duration. RMA 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 as of March 17, 2020 is \$62,886,350 which consists of a State lease revenue bond of \$35,000,000, State required minimum match of \$11,667,000, and additional County funding of \$16,219,350 for a total County funding commitment of \$27,886,350. Previously approved increases for overruns of \$320,681, \$590,963, \$2,577,580 and \$725,835 are included in this budget amount. The County funding is financed by \$26,750,032 from General Capital Assignment and \$1,136,318 from the Facility Master Plan Projects, Fund 404.

Total expenditures through March 2020 are \$49,505,192, including \$39,785,024 in construction costs and \$9,720,168 in soft costs. To date, the County has claimed \$34,485,812 of the \$35,000,000 State SB81 Local Youthful Offender Rehabilitative Facilities Construction grant. A claim for the remaining \$514,188 is being processed for submittal to the State.

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 E. Ellerbee, Deputy Director of Administrative Services

Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Attachment A: Project Status by Building

Attachment B: Project Budget

Attachment C: Change Order History

Attachment A

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**New Juvenile Hall Project Update
as of March 16, 2020**

Project Schedule

- Phase I Construction Completion/Final Occupancy Certificate: June 2020
- Percent Complete: 85%
- Estimated Final Phase I/II Completion Date: June 30, 2021

Project Construction Status by Building

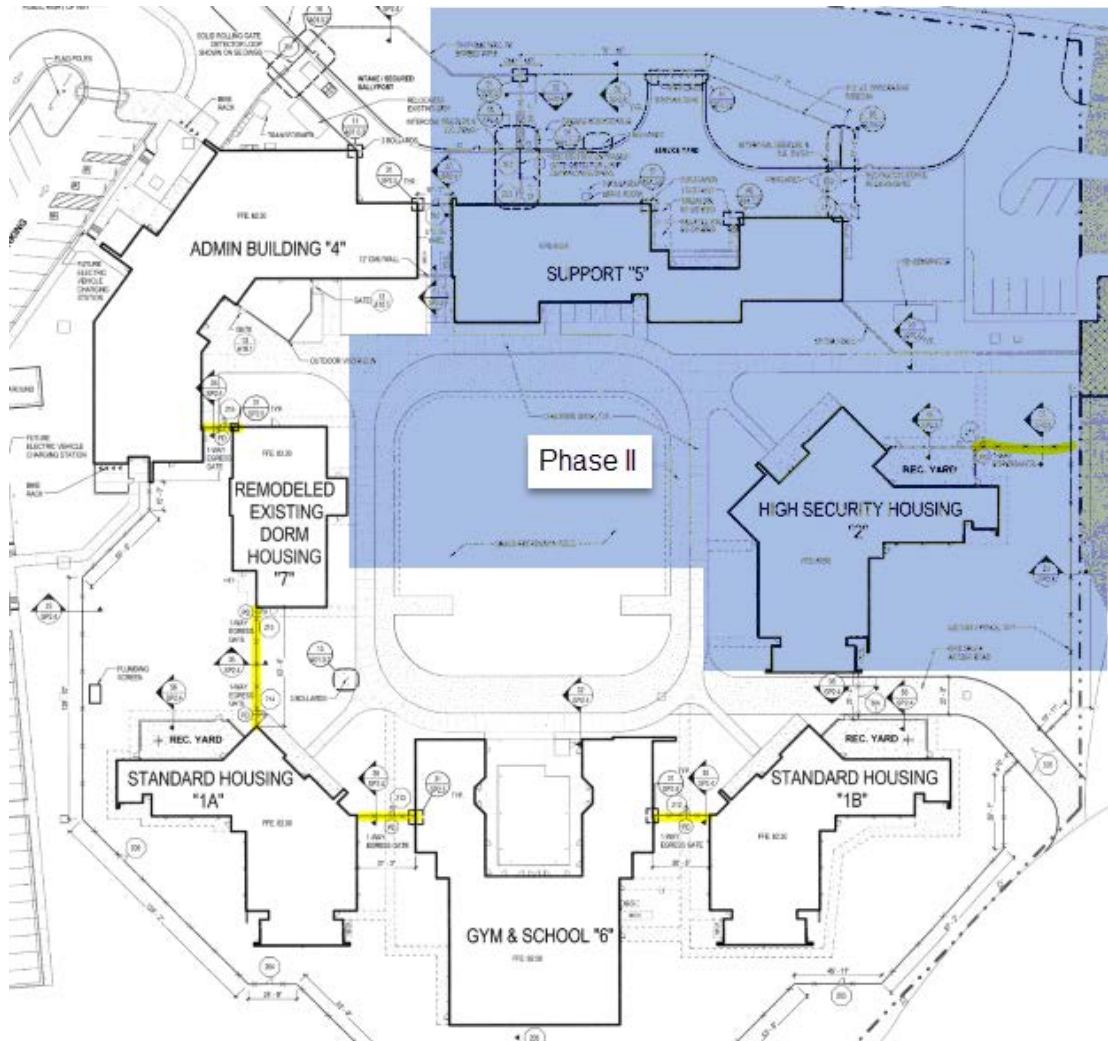
- **Building 4 (Admin Building)** – Estimated Final Occupancy Date: May 2020
 - o Recently Completed Work
 - Carpet and ceiling tile installation
 - Glue Laminate Beams are inspected and approved (CSFM)
 - o Remaining work:
 - Install doors with fire-rated glazing
 - All remaining BSCC issues addressed by architectural supplemental instructions (change order in process).
 - Sprinklers around control room windows (CSFM)
 - Misc. paint and touchup
 - Replace damaged window glazing after temporary occupancy.
 - Install furniture
 - Final occupancy
- **Building 1A/1B (Standard Housing)** – Estimated Final Occupancy Date: June 2020
 - o Recently Completed Work:
 - Buildings are substantially complete subject to AEOR final punch walk.
 - o Remaining Work:
 - All remaining BSCC issues addressed by architectural supplemental instructions (change order in process).
 - HVAC Excessive Noise – Contractor to provide pricing for fan replacement or duct noise silencers.
 - Misc. paint and touchup
 - Install furniture
 - Final occupancy
- **Building 6 (Gym and Classrooms)** – Estimated Final Occupancy Date: May 2020
 - o Recently Completed Work
 - Building is substantially complete subject to Architectural Engineer of Record final punch walk.

Attachment A – Project Status Update

- Remaining Work
 - HVAC Excessive Noise – Contractor installed stiffeners to address issues which resolved pulsating/noise. Manufacturer completed fine tuning. Pending MEOR final punch list inspection pending results of commissioning.
 - Misc. paint and touchup
 - Install furniture
 - Final occupancy
- **Building 7 (Existing Dorm Housing)** – Estimated Final Occupancy Date: May 2020
 - Recently Completed Work
 - Buildings are substantially complete subject to AEOR final punch walk.
 - Remaining Work
 - All remaining BSCC issues addressed by architectural supplemental instructions (change order in process).
 - Inspector of Record (IOR) – Started 3/6 to meet project team. As of 3/9 IOR has been approved by CSFM to provide supplemental inspections. (CSFM)
 - Installation of remaining hard lid ceiling layers, ceiling tiles, and final touch-ups subject to IOR/CSFM inspections. (CSFM)
 - Install furniture
 - Final occupancy
- **Site Work/All Buildings** – Estimated Final Occupancy: June 2020
 - **Final Punchlist** – Tentatively 3/23/20
 - **Security System Shakedown and Training**
 - 4/6 Security Punchlist
 - 4/7 thru 4/13 Shakedown (Tentative)
 - 4/14 thru 4/16 Training (Tentative)
 - **Add Remote Fire Alarm Monitoring** – Current fire alarm system has been commissioned and was designed as a stand-alone system to be monitored by County staff on site. Probation team has advised that the system also needs to have 24x7 monitoring by outside vendor (First Alarm). This requires programming the fire system to enable remote monitoring by First Alarm.
 - **Potential Additional Cost:** \$25,000
 - **Potential Additional Time:** Within June 2020 completion date
 - **Water Intrusion** – DLR presented solutions on 3/3. DLR recommendations include repair of cracks in CMU blocks, grinding and re-pointing cracked mortar with joint type in-kind, and adding seal coat at selected areas per third party testing report. DLR recommendations do not address gutters, hardscape where erosion occurs at building dripline, and rake joints assembly. DLR proposal under review by RMA, APSI CM, and Kitchell team.
 - **Potential Additional Cost:** \$98,000 for localized sealant, \$180,000 for all buildings
 - **Potential Additional Time:** August 2020 (weather permitting)
 - **Turf Block** – Civil Engineer has prepared options for repair or replacement based on Geotech results. Architect to provide specifications for recommended replacement options.
 - **Potential Additional Cost:** \$135,000 for Phase I, \$61,000 for Phase II

- **Potential Additional Time:** Within June 2020 completion date
- **Gas Pressure**
 - ASI pending contractor product information for potential modifications to building regulators to address low pressure.
 - Potential Additional Cost: \$20,000 estimate depending on solution
 - Potential Additional Time: Within June 2020 completion date
- **Phase II Project Impacts**
 - Several project impacts identified in Phase I will require Architect direction for Phase II:
 - Possible roof deck redesign per CSFM
 - Concrete block design change to address water infiltration
 - Fire alarm/fire sprinkler revisions and re-submission to CSFM
 - Fire Sprinkler Revisions at roof overhangs
 - Added ceilings at Building 5 and potentially Building 2
 - Exposed Colored Concrete Finish revisions for Housing Unit 2
 - Existing generator re-purpose

Site Plan



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Attachment B

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Attachment B - Budget Summary and Change Order Details

Budget Summary				
	Construction (Hard Costs)		Soft Costs	Total
Approved Project Budget	\$	43,175,000	\$ 11,178,791	\$ 54,353,791
Approved Contingency Budget	\$	4,317,500		\$ 4,317,500
Funding Increase (6/25/19)	\$	147,062	\$ 173,619	\$ 320,681
Funding Increase (7/23/19)	\$	590,963		\$ 590,963
Funding Increase (11/5/19)	\$	963,094	\$ 1,614,486	\$ 2,577,580
Funding Increase (3/17/20)	\$	725,835	\$ -	\$ 725,835
Approved Budget:	\$	49,919,454	\$ 12,966,896	\$ 62,886,350
Less: Known Costs to 6/30/21	\$	52,365,274	\$ 14,868,275	\$ 67,233,549
Funding Over/Short:	\$	(2,445,820)	\$ (1,901,379)	\$ (4,347,199)
Estimated Cost for Pending Change Orders (Included in Projected Costs Above)				
HVAC Fan	\$	100,000	\$ -	\$ -
Fire Alarm Panel Relocation/Monitoring	\$	18,100.00	\$ -	\$ -
Water Intrusion: Block Sealant*	\$	83,000.00	\$ -	\$ -
Turf Block	\$	197,000.00	\$ -	\$ -
Gas Pressure Regulators	\$	20,000.00	\$ -	\$ -
Phase II Construction Contingency (20% based on Phase I)	\$	1,869,000.00	\$ -	\$ -
Sub-total:	\$	2,287,100	\$ -	\$ -

*Estimate assumes sealant only as walls where water intrusion identified

Phase II contingency is based on contingency spend rate for Phase I and remaining construction costs for Phase II work

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Attachment C

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Attachmetn C - Change Order History

SC=s Scope Change, FC=s Field Change, Other=s
Miscellaneous Change, and E & O=s Error and/or
Omission

Funding Impact/Status	Change Order #	Description	Official CO Type	Change Order Amt
1. Original Contingency Budget	CO #001	24" Storm Drain Modification per CCD #1 issued by AOR	E & O	\$ 26,598
	CO #002	Gas Line relocation for new tie-in location	E & O	\$ 2,116
	CO #003	Hazardous Material Removal	FC	\$ 6,750
	CO #004	Move existing County containers from project site	Other	\$ 1,487
	CO #005	Reduce the number of project required bike racks	Other	\$ (2,421)
	CO #006	Add Baby Changing stations at all public RR's per AOR direction	Other	\$ 3,344
	CO #007	Add a gas shut-off & reroute existing gas line	FC	\$ 5,815
	CO #008	Add furring at exiting CMU wall to accommodate RR plumbing	E & O	\$ 1,744
	CO #009	Unit cost for Drilled Caissons per initial project bid	FC	\$ 112,559
	CO #010	Remove and reroute existing concrete encase electrical conduits	FC	\$ 21,333
	CO #011	Relocation of existing AT & T Fiber optics lines	FC	\$ 12,837
	CO #012	Demolition of existing concrete culverts not shown on the bid documents	FC	\$ 4,011
	CO #013	Providing AOR directed Glu-Jam beam buckets	E & O	\$ 23,912
	CO #014	Plumbing repair at CMU project office	FC	\$ 290
	CO #015	Added rebar at 4" CMU wall	FC	\$ 1,335
	CO #016	Provide portable toilets, wash stations and water due to unexpected water shutdown.	FC	\$ 3,800
	CO #017	Replacement of worn existing Fire Hydrant @ Natividad	E & O	\$ 3,756
	CO #018	Plumbing issue under slab & above slab negotiated settlement resolution-see KB summary memo 04-06-2018	E & O	\$ 590,000
	CO #019	Drilled Piers issue negotiated settlement resolution-see KB summary memo 04-06-2018	FC	\$ 935,000
	CO #020	Building #04 power for LCP-4A (CR #69r - RFI #280)	E & O	\$ 1,916
	CO #021	Add steel column at bldg. #04 (CR #56 - ASI #018)	E & O	\$ 8,943
	CO #022	Revise electrical conduits and feeders (CR #29ar - ASI #010)	Other	\$ (22,310)
	CO #023	Storm drain for rain water leaders at building #07 (CR #52)	E & O	\$ 7,172
	CO #024	Power for lighting control panel LCP-2 in building #02 (CR #71r)	E & O	\$ 2,180
	CO #025	Directional boring for off-site low voltage (CR #83)	FC	\$ 5,082
	CO #026	Lower windows at building #1B dormer - excludes masonry block cost (CR #53f3)	E & O	\$ 15,439
	CO #027	Lower windows at building #1B dormer - masonry block cost (CR #53A)	E & O	\$ 6,447
	CO #028	Add steel column at bldg. #06 storefront per ASI #026 (CR #87)	E & O	\$ 8,943
	CO #029	Provide power for LCP-1B per RFI #118 (CR #38)	E & O	\$ 6,815
	CO #030	Lower fire water line per ASI #028 (CR #88)	SC	\$ 17,675
	CO #031	Re-bed new 6" sanitary sewer (CR #75r2)	FC	\$ 3,138
	CO #032	Fur head and sill of single cell exterior chase walls for access door installation (CR #47)	E & O	\$ 7,067
	CO #033	Weld unforeseen steel beam to new steel beam in bldg. #07 per RFI #323 (CR #97)	FC	\$ 638
	CO #034	Added mechanical fasteners for masonry per RFI #309.2 (CR #85)	E & O	\$ 1,232
	CO #035	Extend building #04 glulam beam per RFI #354/ASI #031 (CR #92)	E & O	\$ 2,242
	CO #036	Lower existing fire water line per RFI #044 (CR #16r3)	FC	\$ 40,476
	CO #037	Increase bldg. 1A holding room exhaust fan size (CR #090r)	E & O	\$ 2,008
	CO #038	Replace existing sewer to Natividad as requested by County (CR #024)	SC	\$ 33,113
	CO #039	Building #04 dome light power circuit per RFI #282 (CR #70)	E & O	\$ 2,240
	CO #040	Building #1A power circuit for panel LCP-1A (CR #79r)	E & O	\$ 1,945
	CO #041	Building #5 LCP power circuit (CR #067r)	E & O	\$ 1,656
	CO #042	Building #6 added circuit room #'s 118/119 (CR #66)	E & O	\$ 1,793
	CO #043	Building #6 LCP-6A power circuit per RFI #274 (CR #064)	E & O	\$ 1,715
	CO #044	Support existing conduits above ceiling in bldg. #07 per RFI #311 (CR #77) @ 50%	FC	\$ 26,441
	CO #045	Building #04 washer-drier circuits per RFI #279 (CR #068r)	E & O	\$ 3,861
	CO #046	Building #07 added power/data to officers station per RFI #324	E & O	\$ 3,382
	CO #047	ASI #10.1-Revs to Courthouse Power Pathway (CR #096r2) @ 50%	E & O	\$ 125,207
	CO #048	ASI #08.1 & ASI #08.2 Revs to detention shower partitions (CR#36r)	SC	\$ 50,124
	CO #049	RFI#247 Low voltage conduit support at existing Sherriff's office tie-in	E & O	\$ 21,549
	CO #050	RFI#382 Added Glulam beam at building 2	E & O	\$ 2,151
	CO #051	Detention window frames	E & O	\$ 5,348
	CO #052	Added manhole and future grinder installation	SC	\$ 61,301
	CO #053	Modifications to ADA Plumbing Chases Housing units 1A, 1B and 2	E & O	\$ 20,664
	CO #054	Lintel ledger coordination	E & O	\$ 1,070
	CO #055	Added footing and column at bldg. 4 North side at excessive overhang condition	E & O	\$ 9,594
	CO #056	Building 7 - additional security cameras	SC	\$ 12,547
	CO #057	Building 4 - Exterior HVAC units missing circuitry	E & O	\$ 11,194
	CO #058	Building 1B - Added ceilings - @ 50%	E & O	\$ 3,621
	CO #059	Building 4 - Revisions to exterior light fixtures near lobby	E & O	\$ 1,644
	CO #061	T & M works associated with excavation and backfill of SS Piping	FC	\$ 5,349
	CO #062	Revisions to Privacy Partitions in Bldg. 4	E & O	\$ 9,609
	CO #063	Revised Light Fixtures at Room #148	E & O	\$ 3,623
	CO #064	Bldgs. 1A & 1B Detention Dayroom Frames	E & O	\$ 49,841
	CO #065	Misc. Changes Bldgs. 1A, 1B, 4, & 5 - Remove Shower Hooks	E & O	\$ 1,037
	CO #066	Revise box heights of security devices	E & O	\$ 2,147
	CO #067	Reroute water line due to conflicts with sanitary sewer	FC	\$ 7,245
	CO #068	Bldgs. 1A & 1B Detention dayroom window system - labor and materials but not including frames	E & O	\$ 141,233
	CO #069	Building 2 - detention dayroom window system	E & O	\$ 88,611
	CO #070	Buildings 1A, 1B, and 2 - Revisions to glazing in Non-Detention Frames	E & O	\$ 53,662
	CO #071	Bldg.'s 1A & 1B MEP Revisions to Cell Equipment Access from Roof Hatch in lieu of Ceiling Access	E & O	\$ 119,478
	CO #072	Bldg.'s 1A & 1B MEP Revisions to Cell Equipment Access from Roof Hatch in lieu of Ceiling Access	E & O	\$ 98,565
	CO #073	Added room signage	SC	\$ 12,781
	CO #074	Bldg.'s 4, 5, 6 - Detention Door and Window Frame/Glazing Revisions (Detention Frame Material Only)	E & O	\$ 78,640
	CO #075	Bldg.'s 1A & 1B MEP Revisions to Roofing associated with Cell Equipment Access from Roof Hatch in lieu of Ceiling Access	E & O	\$ 84,527
	CO #076	Extend Location of Offsite FW Line Tie In	FC	\$ 5,386
	CO #077	French Drain at Natividad CMU Wall	SC	\$ 1,449
	CO #078	Added Electric strikes at Bldg. 4 Doors	E & O	\$ 7,293

Attachmetn C - Change Order History

1. Original Contingency Budget	CO #079	Pending credit at Fascia Boards	SC	\$	(5,825)
	CO #080	Non-Detention Keying changes	SC	\$	44,065
	CO #081	Added changes to OFCI FF & E	E & O	\$	9,656
	CO #082	Added Intumescent Paint for three columns	E & O	\$	12,678
	CO #083	Added bed anchors at Header Board Frames	E & O	\$	14,092
	CO #084	Health Area Vendor change-Pharmacy Bldg. #4	SC	\$	10,172
	CO #085	Anti-Graffiti Coating	SC	\$	14,659
	CO #086	No-Climb Fence fabric	SC	\$	17,074
	CO #087	Revisions to Locker Room	E & O	\$	13,847
	CO #088	Added Scope at Plumbing Wall Bldg. #7	FC	\$	5,175
	CO #089	Building 7 - CFCI Beds Only	SC	\$	36,362
	CO #090	Building 7-Replace existing electrical power feeders	FC	\$	13,292
	CO #091	Repair and servicing of existing 12kV and 5kV Switchgear	FC	\$	45,174
	CO #092	Delete all HVAC condensate line piping insulation	SC	\$	(3,010)
	CO #093	Mobilization for electrical utility shutdown 12/15/2018	FC	\$	14,304
	CO #094	Add sink (Fixture 2) and associated plumbing at countertop.	SC	\$	7,539
	CO #095	Buildings 2&6 - Revisions to classrooms / Teacher workroom ceilings.	E & O	\$	84,594
	CO #096	Revisions to site security fence.	SC	\$	83,993
	CO #097	Buildings 1A, 1B, & 2-Revised Glazing at non-detention windows and doors.	E & O	\$	13,239
		Addresses revisions by the owner and other corrections in regards to detention and non-detention furniture as noted.	E & O	\$	28,992
	CO #099	Change order 1 and 2CI notice of claim, negotiated resolution of CR #009	Other	\$	-
	CO #100	Building 4-Revise hardware for doors 100C, 170, and 172B	E & O	\$	2,547
	CO #101	Relocate youth telephones at buildings 1A & 1B to +44"aff	E & O	\$	12,476
	CO #102	Building 7 - Replace existing underground sanitary sewer piping in boys restroom	FC	\$	7,702
	CO #103	Bldg. 7 - Install drywall and framing to cover exposed conduit in rooms 112/104	SC	\$	4,409
	CO #104	AFS changes at Building 4 Lobby, visitation and Home Probation Supervisor Lobby	SC	\$	61,220
	CO #105	AFS Changes at Bldg. #4 rooms #152 & 163	SC	\$	11,819
	CO #106	Credit for unused Dollars-Bldg.'s 1A & 1B MEP Revisions to Roofing associated with Cell Equipment Access from Roof Hatch in lieu of Ceiling Access	SC	\$	(82,637)
	CO #107	Metal detector issues at Building 4 should include a credit. No power or circuit breaker	E & O	\$	(1,252)
	CO #108	Phase 1- Glazing (L&M)	E & O	\$	106,652
		Phase 1- SHM Frames (L) & Misc. (L&M)	E & O	\$	86,076
	CO #109	ASI #58 Building 4 Revisions to corridors east wing	SC	\$	18,114
	CO #110	Cabinetry clarifications and desk height adjustments. Bldgs. 1A, 1B, 2 4 & 6	SC	\$	41,494
	CO #111	Detention Furnishing Changes- 30 beds for Bldg. #7	SC	\$	23,824
	CO #112	Fire Water Check Valve Issue (different for 205)	FC	\$	149,645
	CO #113	Bldg. 6 change overhead doors chain hoist to a twist rod (crank) operator - 40%	SC	\$	7,531
	CO #114	Plbg. Chase access door height issue @ 1A, 1B & 2	FC	\$	4,409
	CO #115	Special coating at showers 159 & 160	E & O	\$	9,422
	CO #116	Bldg. #4 Admin wing ceiling-utility corrections rms 108, 117,131,132 & 135	SC	\$	45,000
	CO #117	Cabinetry clarifications and desk height adjustments. Bldgs. 1A, 1B, 2 4 & 6	SC	\$	5,419
	CO #118	Added steel plate at Bldg. 6 gym large openings	Other	\$	4,876
	CO #119	Access doors modifications at Building #7 initial issue was a miss within the documents.	E & O	\$	1,232
	CO #120	SS post at Building 7 shower area	SC	\$	3,893
	CO #121	Bldg. 4 floor finish change	SC	\$	(1,136)
	CO #122	DTDD type change to wall mount-Rooms \$115 & #117	SC	\$	2,165
	CO #123	Prime coat flooring system at Building #7 boy's toilet area	SC	\$	1,050
	CO #124	Back Flow Check Valves at FW connection @ 10%	SC	\$	5,950
		Back Flow Check Valves at FW connection @ 90%	SC	\$	48,141
	CO #125	Revs to Volume Damper Controls	Other	\$	66,611
	CO #126	Added Back Draft Dampers	Other	\$	20,906
	CO #127	Credit due for deleted Card reader @ Pharmacy	SC	\$	(3,091)
	CO #128	Delete power and data under slab at Bldg. 7 DR/Counseling RM	SC	\$	(9,061)
	CO #129	Bldg. & Exterior Lighting Control	E & O	\$	3,677
	CO #130	Bldg. 7 revised bed layout based upon existing floor plan issues	SC	\$	13,500
	CO #131	Bldgs. 1A, 1B & 2 power to staff toilet Lav'ys omitted from Docs.	E & O	\$	5,009
	CO #132	Revisions to detention WC shelves (ADA issue) ASI 65	E & O	\$	9,034
	CO #139	Youth room WC controls issue Bldg. 1A & 1B @ 33.33%	SC	\$	22,587
		Youth room WC controls issue Bldg. 1A & 1B @ 66.66 %	SC	\$	43,845
	CO #155	RFI 723.1 Building #7-Remove the existing sealant at all exterior vertical masonry joints and replace with Security sealant. Contractor offers this scope of work without additional costs in exchange for the acceptance of the non-conforming exterior sealant installed at the CMU walls at Building 4 and has noted on the AOR 01-30-2019 Field Report.	SC	\$	-
	CO #199	ASI #083 Site work reshape the Bio-Basin's to provide for a minimum 48" wide path between top of basin and perimeter security fence	SC	\$	(7,253)
	CO #202	Privacy Curtains at Building 7 WC's	TBD	\$	1,019
	CO #203	Building #4- Administration Building-Remove pass through tray at Central Control wdnw to sall port. CR #300	E & O	\$	5,977
1. Original Contingency Budget Total				\$	4,254,880
2. BOS Approval 2019-06-25	CO #133	Revision to Cell Diffuser Grilles	Other	\$	24,524
	CO #136	Unsuitable Soils	Other	\$	11,334
	CO #137	Added Intumescent Fireproofing at steel saddles	Other	\$	7,000
	CO #138	Added wireless points at Bldg. #6 gym reference is made to RFI 756	SC	\$	922
	CO #140	Added night stands at Building #7 RFI 711	SC	\$	23,816
	CO #141	RFI 715- Added RA Duct & Register at Building 6	E & O	\$	5,129
	CO #142	Pinned Hooked clean-outs	SC	\$	18,655
	CO #144	Detention Shower Seats redo @ Bldgs. 1A, 1B 2 & 4	E & O	\$	8,050
	CO #145	Revisions to Man Gates @ perimeter security fencing	SC	\$	3,456
2. BOS Approval 2019-06-25 Total				\$	102,887
2. BOS Approval 2019-07-23	CO #134	Phase 1 Scope-Detention Window System - Glazing at Bldgs. 4&6	Other	\$	149,863
	CO #135	Phase 1 Scope-Detention Window System - Provide and Install retrofit glazing stops at the commercial frames on Bldgs. 4&6	Other	\$	149,861
	CO #143	Plbg. issue with Fixtures L3 & L4 anti-ligature issue with installed faucets	E & O	\$	4,434

Attachmetn C - Change Order History

2. BOS Approval 2019-07-23	CO #146	Bldg. 4 Wall Revisions at Rooms 140 & 163	Other	\$	4,500
	CO #147	Angle head support at Bldg. #7	Other	\$	2,358
	CO #148	For all bldgs. CM believes the project is due a credit for head attachment detail of all frames (door or window)?	SC	\$	(321)
	CO #149	Added razor wire at two housing unit recreation yards per BSCC site visit 03062019 ASI 069 RFI 742 Site work, Furnish and install Fire Alarm System Tamper Switches and Monitoring Modules including raceway, cabling testing and programming for each of the DDCV's added by ASI 050R2	SC	\$	38,349
	CO #150		Other	\$	27,305
	CO #151	ASI 070 RFI 756 Furnish and install (54 each) data jacks, plates and termination for County of Monterey Office of Education IT network connections	E & O	\$	8,120
	CO #152	RFI 779 Site work- Furnish and install revisions to the chain link fence adjusting the interior 8'-0" high fence line between the campus buildings by moving the razor ribbon to the top and installing four additional strands of barbed wire.	SC	\$	7,745
	CO #153	Floor Coating remobilization costs	Other	\$	4,094
	CO #154	Bldgs. 4, 5 & 6 furnish and install concrete bases to mount lockers	Other	\$	9,211
	CO #156	ASI 072 RFI 776-Buildings 1A, 1B, 2, 4, 5 & 6 furnish and install security type supply (SCD-1) and exhaust grilles in all Youth Rest Rooms	Other	\$	7,900
	CO #158	Furnish and install fire rated plywood at the officer's stations within the housing units 1A, 1B, 2 & 7	SC	\$	11,230
	CO #161	ASI 066 Buildings 1A & 1B Rooms 101, 111 and 131 furnish and install epoxy floor coating system equal to PRIME COAT Coating System no 2611 and delete specified concrete floor sealer.	SC	\$	103,685
	CO #205	Building 6 - Floor Coating for Gym and Entrance - Cost covered under previous approval for flooring work under CO #161	SC	\$	46,919
					\$ 575,252
2. BOS Approval 2019-07-23 Total					
2. BOS Approval 2019-11-05	CO # Pending	RFI #862 Building # 5 Added Lighting Control Device room #107	E & O	\$	3,472
	CO #157	Furnish and install surface mount stainless steel corner guards at officers' station	SC	\$	4,561
	CO #159	Furnish and install miscellaneous changes at the perimeter fencing as negotiated during the Meet and Confer session with the project team.	SC	\$	4,575
	CO #160	Added condensate drain line at unit FCU-406	Other	\$	1,448
	CO #162	Changes to light fixtures Youth Toilet Room 1A and 1B, see RFI 775	Other	\$	10,294
	CO #163	Changing sinks within staff shower rooms, Building #4.	E & O	\$	532
	CO #164	Relocate toilet room accessories at public rest rooms in Building #4 to provide for ADA clearances	Other	\$	1,480
	CO #165	Extend and Modify HVAC register for T-Bar ceiling grid height	FC	\$	2,364
	CO #166	Building #4-revise door #138 lock hardware	E & O	\$	274
	CO #167	Building #4- Processing room work counter, add Stainless Steel base and corner guards at casework	SC	\$	2,774
	CO #168	Owner directed change to change lock mechanisms at visitor lockers with the lobby of Building #4	SC	\$	1,395
	CO #169	ASI #083 Site work reshape the Bio-Basin's to provide for a minimum 48" wide path between top of basin and perimeter security fence	SC	\$	32,447
	CO #170	Building #4 Door #170 - Add electric strike hardware	E & O	\$	497
	CO #171	Building #7 CSFM issue- CAL FIRE - Fire Sprinkler, Ceiling Fire Rating, Seal Penetrations, provide 90 min door at RM 111, Ceiling Fire Rated Panels, overflow pipe and nozzle	FC	\$	36,268
	CO #172	Site work issue- Add DG walkways at Electrical Rooms at Bldg. 1A, 1B and 2	SC	\$	5,696
	CO #173	Building #4-Rooms #138 and #141 add wall infill from top of CMU Wall and Roof RFI #725.1 & 725.2 Building #7 Retro fit the existing security Doors and Frames 101A, 101B, 107A, 109 111, 112A and 114 to receive new security glazing SG1(A) and receive new hardware sets SH1, SH2 and SH4 per the Building 7 door schedule drawing A9.1	Other	\$	2,834
	CO #174		Other	\$	10,237
	CO #175	Building #7 exterior painting clarification	SC	\$	7,444
	CO #176	Building 1B non-conformance #008 relocate electrical J boxes negotiated settlement as a result of the July 24, 2019 meet and confer	Other	\$	33,652
	CO #177	Requested Revisions to ASI 010-this item had been in a claim status and was settled as part of a meet and confer. Buildings 1A,1B 4 and 6 -provide replacement electrical panels for electrical system modifications related to the change of medium voltage feeder cables CR-162	Other	\$	39,907
	CO #178	Building #7-Furnish & install time clock for exterior lights	FC	\$	2,975
	CO #179	Building #4-Room #159 - Add electrical power to urinal U3	E & O	\$	1,181
	CO #180	Buildings 1A & 1B- Interview Rooms two per building , add carpet tile- color and finish to match counseling room	SC	\$	4,357
	CO #181	Duct Liner Material Credit	TBD	\$	(4,242)
	CO #182	Building #7 credit for not provide lighting control panel LCP7A	SC	\$	(803)
	CO #183	Building #7 Fireproofing at beam	Other	\$	2,000
	CO #184	Building #7 added manual faucet at Staff RR in lieu of CO for power	E & O	\$	421
	CO #185	KCEM requested assistance T & M for BSCC site visit-mock-ups for Building 1A Concrete walkway between Buildings 4 and 1A-tenpoaray pathway during Phase two construction	SC	\$	1,370
	CO #186		SC	\$	18,636
	CO #187	Phase One revised Irrigation design	SC	\$	60,552
	CO #188	NJH Monument Sign Modifications	TBD	\$	5,408
	CO #189	NJH Monument Sign Modifications-CMU repair and replacement	TBD	\$	11,230
	CO #191	Youth Room exterior window modifications Bldg. 1A, 1B & 2. This CR was declined but the project owes the contractor cost for preparation of a window mock-up. Cost included are fabrication, with shipping from Texas and installation.	SC	\$	2,154
	CO #192	Pending Credit for T & M balance CO 112 CR 134R2	TBD	\$	(43,479)
	CO #193	RFI 797 & 823 Building #1A Modify Officers Watch Station casework which is in conflict with FAA Panel	TBD	\$	1,831
	CO #194	CSFM Patching of Fireproofing	FC	\$	2,741
	CO #195	Safety Issue - Provide Bollards Protection at two unprotected Fire Hydrants - move bollards planned for turnaround area next to sally port in Phase II to hydrants. Reuse will reduce cost. Concrete parking bumpers planned in place of bollards at parking. (Claim by Contractor for \$15,403.07 was denied, in potential litigation cost)	TBD	\$	1,761

Attachmetn C - Change Order History

2. BOS Approval 2019-11-05	CO #196	Center secure area change requested to DG per CR 182 (declined) then to pavers and finally adjusted to turf. Turf will not work. Added irrigation alone approx. \$100K (Hydroseed in center secured area)	SC	\$	57,226
	CO #197	RFI #818 Bldgs. 1A & 1B Officier's Watch Station clarification of power and data	SC	\$	1,849
	CO #198	Building 34 revisions to electric door strikes 148,152,165B.172B,126 for dual monitoring	E & O	\$	4,994
	CO #200	Irrigation revisions and additions throughout the project site Phase Two	TBD	\$	28,664
	CO #201	Provide all labor necessary for the receiving, unloading and installation of Owner Furnished Materials (Dig Defense) for intrusion ground barrier at security fence. CR Not Applicable. Refer to CR 231- this was the rat barrier -mow strip at the perimetr fence.	TBD	\$	3,000
	CO #211	Remaining labor to install Dig Defense barrier. See CO #201 for initial \$3,000 approval.	TBD	\$	5,788
	CO #217	Probation Staff Parking - Fencing and Gate. Quote revised down by \$8,237 as a discount for all fence work. PENDING SOUTHERN FOLGERS Quote	TBD	\$	261,001
	CO #220	Intermediate Fence between Gym and Buildings 1A/1B - Safety concern with youth access into no-man's land. Quote revised down by \$668.58 as a discount for all fence work.	TBD	\$	62,718
2. BOS Approval 2019-11-05 Total				\$	695,484
2. BOS Approval 2020-03-17	CO # Pending	Additional Cost for Dig Defense Barrier Labor and Materials in Phase II. Rough estimat	SC	\$	20,000
	CO #204	CSFM Misc. revisions - correction notices (excludes Rm 102 window in CO 203,CR300)	TBD	\$	12,274
	CO #206	Building 6 - Install wall-mounted Basketball goal assemblies. Re-bid value engineered t	TBD	\$	16,700
	CO #208	Building 7 - Room #111 - Furnish and install split air unit per ASI 91	TBD	\$	20,107
	CO #210	Building 6 - Landscaping - Add sprinkler system at courtyard area.	TBD	\$	13,126
	CO #212	CSFM - Head of Wall Retrofit - Remove any existing unrates trim per CSFM, paint fire s	TBD	\$	100,466
	CO #214	BSCC Requirements for Double Cells - Partitions	TBD	\$	96,023
	CO #215	Building 4 - Add fire rated detention glass to door.	TBD	\$	3,004
	CO #216	Building 4 - SFM Requirement - Fire Smoke Damper in storage room.	E & O	\$	24,415
	CO #218	Security Fence - Remove existing cloth fabric and replace with approved opaque mate	TBD	\$	22,401
	CO #219	Security Fence - Remove existing CLF Fabric and Razor robbon, furnish and install anti-	TBD	\$	98,472
	CO #221	Building 4 - Security Cameras - Furnish and Install additional Cameras in public and sec	TBD	\$	25,549
	CO #222	Building 4 - Add one Cat6 data outlet from Room 162 to TV locations in Rooms 165,16!	TBD	\$	14,930
	CO #223	Drain is now in ext. fence walkway. Replace current beehive style grate with flat grate	TBD	\$	948
	CO #224	Phase 2 Scope-Detention Grade Window System - BSCC requires removal of commerci	FC	\$	98,496
	CO #225	Phase 2 Scope-Detention Grade Window System - BSCC requires removal of commerci	TBD	\$	55,246
	CO #226	Building 2 - Add flush/water use controls for combiation toilet/sink units in all cells. AI	TBD	\$	88,208
	CO #227	Wireless Access Points (WAPs) - Added cabling to jacks throughout building. Zovich pri	TBD	\$	6,877
	CO #228	Building 4/7 - BSCC/Owner Security Issues: (RFI 911.1 items 1, 5, 7): locking hardware	TBD	\$	11,933
2. BOS Approval 2020-03-17 Total				\$	729,173
2. Funded by Change Order Savings	CO #060	Time Impact Analysis No. 2	FC	\$	125,873
	CO #207	Exterior Paint Mockup	TBD	\$	583
	CO #209	Provide and install security shrouds below light fixtures at Youth Rec Yards - Buildings 1A/1B, 2 (Phase I/II)	SC	\$	14,292
	CO #213	Credit - Accepting incorrect irrigation pipe size.	TBD	\$	(5,401)
	CO #229	Building 4 - Room #116 - Paint accent wall	TBD	\$	1,203
2. Funded by Change Order Savings Total				\$	136,550
3. Approved - Ready for Request	CO #230	Paint exposed head of wall	(blank)	\$	1,326
3. Approved - Ready for Request Total				\$	1,326
3. Approved, Pending Final CO	CO # Pending	\$0 Change Order. Add Door Position Switch at doors with electrical strike.	TBD	\$	-
3. Approved, Pending Final CO Total				\$	-
Grand Total				\$	6,495,552