



# Monterey County

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## Capital Improvement Committee

Legistar File Number: 18-1047

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**Introduced:** 10/11/2018

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

Receive a Monthly Status Report on the New Juvenile Hall, Project 8811 (Project), for period ending September 2018.

### RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a Monthly Status Report on the New Juvenile Hall, Project 8811 (the "Project"), for period ending September 2018.

### SUMMARY:

The New Juvenile Hall project is budgeted for \$58,671,291 that included a County match of \$23,671,291 (Project 8811, Bid Package No. 10590). The contractor is Zovich & Sons Inc. dba Zovich Construction. Construction management services are contracted with APSI/Sixth Dimension, and project management services are contracted with Kitchell CEM. The project architect is DLR.

A Notice to Proceed was issued on April 24, 2017. The Project is to be completed in two phases. Phase I of the Project is currently behind schedule. The start of Phase II is expected to be delayed as Phase II does not begin until Phase I is complete. Based on un-negotiated and unapproved contractor submitted change order requests to date, the project would exceed the project contingency prior to the start of Phase II.

### DISCUSSION:

**Construction:** Zovich Construction is in the process of completing the installation of the roof and repairing the slab in Building 4. The installation of the MEP (Mechanical, Electrical & Plumbing) is ongoing in housing units 1A and 1B. The renovation of Building 7 is ongoing. The contractor began installation of the gypsum board in Building 1B. The installation of utilities on the north side of the project is complete.

**Budget and Schedule:** For the time period being reported, the project is within the project construction and contingency budget. Construction costs incurred to date total \$24,704,955 with \$2,466,861 approved for change orders (all additional change order costs within the time period are within contingency).

The Project as of the writing of this report is behind schedule. As of the writing of this report the Contractor has not provided a recovery schedule, and responsibilities for such delays have not been fully evaluated. However, the contractor has been put on notice that these delays may result in the assessment of liquidated damages.

As referenced above, there continues to be un-negotiated change order requests. The project team is currently negotiating these requests and the exact amounts are not known at this time. In addition to the change orders, the contractor has filed 12 claims totaling \$1,018,658.59 that are currently being reviewed by the project team. Staff has denied several of these claims and are in the contractually required meet & confer process with the contractor.

Design: Architect DLR, Inc. continues to support the construction phase attending weekly construction coordination meetings, reviewing submittals, and answering RFI's (request for information) to enable the construction activities to proceed on schedule.

State Milestones: State Water Resources Control Board and State Fire Marshal construction phase inspection will begin and continue throughout the construction duration.

CEQA Process: CEQA process is complete.

Real Estate Due Diligence: The Real Estate Due Diligence component is complete.

OTHER AGENCY INVOLVEMENT:

RMA-Public Works and Facilities and Probation continue to work jointly with Board of State and Community Corrections (BSCC) to meet all State requirements to maintain the conditional award by helping the project move forward during construction.

FINANCING:

The Total Project cost is \$58,671,291, of which \$23,671,291 was approved by the Board of Supervisors as the County's match. Total expenditures through September 2018 are \$26,614,964. Change orders in the amount of \$2,466,861 have been approved and processed reducing the \$4,317,500 contingency to \$1,850,639.

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Attachments:

Attachment A - Project Milestone Schedule

cc: Marcia Parsons, Chief Probation Officer