

MONTHLY REPORT

#4

December 2017



**MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PUBLIC WORKS AND
FACILITIES ARCHITECTURE**

Location:

1410 Natividad Road, Salinas, CA 93906

Owner:

County of Monterey

Architect:

Lionakis

Construction Manager:

APSI—SixthDimension

Contractor:

Amoroso Construction

Jail Housing Addition

The Jail Housing Addition (Project) provides 576 new beds in eight housing units distributed on two floors, program spaces for inmates, administration and staff support spaces, and public entrance with video visitation. The Project is located on the west side of the existing jail on an existing parking lot and a fenced secure outdoor yard that is not currently used. The primary site is 2.65 acres. There will be some site work outside this area to complete the Project. The addition consists of one building of Type I construction and includes a single story administration and public entrance area and a two story, four level inmate housing unit with a connection to the existing jail. The Project has approximately 134,000 square feet with a building footprint of approximately 55,400 square feet. The structure includes precast concrete cells, columns, beams, and hollow core pre-cast planks with some load bearing concrete masonry units, metal decking, and reinforced concrete slabs. The single story portion is a steel frame structure. The exterior is precast concrete walls, concrete masonry units, and insulated metal panels with an integral window system, metal studs, and cement plaster. .Base Bid consists of new construction of an Addition is a Type I-A construction, non-combustible throughout, matching the existing jail building construction, with an automatic fire sprinkler system and fire alarm systems.

The following were the important activities completed during this time period:

- Sheriff's new parking driveway paving and striping
- Plywood Chase Mock-up Onsite Review
- Pressure Test and Gas Inspection
- POC connections for Gas
- POC connections for Domestic Water
- POC connections for Fire Water

PROGRESS OF THE MONTH

- RFI and Submittal process
- Site New Underground Gas
- Install Temporary Construction Fence @ Sheriff's Staff Parking
- Sheriff's new parking driveway paving
- Plywood Chase Mock-up Onsite Review
- Pressure Test and Gas Inspection
- Trench at Sally Port Driveway for new Gas line and Storm Drain
- POC connections for Gas
- POC connections for Domestic Water
- POC connections for Fire Water
- Revise Visitation Pathway Fencing

NEXT 30 DAYS ACTIVITIES

- New Grinder Install with underground connections
- Rough grading Building pad area A,B & C
- Lime treat building pad area A, B & C
- Wharf Hydrant at South end Intake, east side
- Complete Visitation Pathway , install lighting fixtures
- Area A layout footings
- Area A finish pad and dig footings
- Area b & C finish pad, dig Detention area footings

CONSTRUCTION CONTRACT

CURRENT	ORIGINAL	CURRENT
Construction Amount	\$66,277,000	\$66,480,908
Duration (Calendar Days)	730	730
Contingency	\$6,627,700	\$6,423,792

PAYMENTS

Total Earned to Date	\$5,289,269
Remaining Balance	\$61,191,639

COST DATA:

Planned Value (BCWS)	TBD
Earned Value (BCWP)	TBD
Percent Complete	7.96%

SCHEDULE DATA:

Calendar Days Elapsed	152
Calendar Days Remaining	578
Percent Time Elapsed	20.82%

EXECUTED CHANGE ORDERS

Executed Change Orders Issued	5
Total Executed Change Orders	5
Percent of Original Contract Amount	.31%
Schedule Impact (Days Granted)	0

REASON	NO. PCO's	VALUE
Probable Design Error		
Probable Design Omission		
Owner Request		\$137,957.00
Unforeseen Site Conditions		\$ 65,951.00
Contractor Request		
Other		
TOTAL:		\$203,908.00

OPEN PROPOSED CHANGE ORDERS

REASON	NO. PCO's	Approx. VALUE
Probable Design Error		
Probable Design Omission	1	\$15,838
Owner Request	3	\$(77,386)
Unforeseen Site Conditions	5	\$229,878
Contractor Request		
Other		
TOTAL:		\$168,330

REQUESTS FOR INFORMATION

Total RFI's Submitted	178
Total RFI's Responded	170
Total RFI's Outstanding	8
Average Response Time	8 Days

SUBMITTALS

Total Required	856
Total Submitted	119
Total Returned	102
Total Outstanding	17
Average Turn-Around Time	9 Days

SAFETY / SWPPP:

No Concerns or accidents at this time

CRITICAL ISSUES:

Schedule Submittal

The Baseline schedule has not yet been accepted due to Contractor delays in submitting the schedule and responding to review comments.

SCHEDULE MILESTONES:

Completion 8/01/19

Additional Milestones will be added when the Baseline Schedule is finalized.

7.96% of the contract value billed, with 20.82% of time elapsed is cause for concern, especially considering that the contractor does not have an accepted baseline schedule yet. The management team is working with the contractor to expedite the finalization of the schedule and assessment of the schedule status.



Domestic Water Point of Connection



Plywood Mockup Review



Underpinning at Corridor



County Inspections



Electrical Conduit Placement



Sewer Pipe Installation



Plywood Mockup Arrival