

MONTHLY REPORT

#7

December 2017



MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PUBLIC WORKS AND
FACILITIES ARCHITECTURE

Location:

1420 Natividad Road, Salinas, CA 93906

Owner:

County of Monterey

Architect:

DLR Group

Construction Manager:

APSI—SixthDimension

Contractor:

Zovich Construction

NEW JUVENILE HALL

The County of Monterey's new Juvenile Hall consists of six buildings built in two phases surrounding a central courtyard grass recreation area. Phase one has two standard security housing buildings, one maximum security housing building, administration and support buildings. Once occupied, the existing juvenile hall will be demolished, the existing dorm remodeled and the new school and support buildings constructed. The project includes 73,370 square feet of new buildings all built with non-combustible CMU block and exposed wooden glu-lam beams. All juvenile cells have operable windows. The project includes extensive utility upgrades and a new parking lot.

TOPICS OF THE MONTH:

- The project is in a delay situation and falling behind the original contract completion date and contractor continues to lose time on critical path activities. The reasons for the delay are under review and analysis. The construction manager and Owner's project management team are working with contractor to identify methods to recover as much of the lost time as possible.
- Settling claim for CR 18, change from PVC to cast iron.
- Settling CR 22 changed conditions at drilled cassettes.
- Working with contractor to identify key submittals and re-submittals.
- Site winterization.
- PG&E main point of connection.

PROGRESS SINCE LAST REPORT

- Started masonry at buildings 1A, 6 & 1B.
- Placed slab on grade at buildings 1A, 6, 1B & 4.
- Continuing work on the installation of the underground utilities.
- Grading for parking lot and winterization of site roadways.

NEXT 30 DAYS ACTIVITIES

- Continuing work on the installation of the underground utilities.
- Start masonry at building 4.
- Complete CMU block bldgs. 1B.
- Complete site electrical.
- Set wood glu-lam beams bldg. 1B.

CONSTRUCTION CONTRACT

CURRENT	ORIGINAL	CURRENT
Construction Amount	\$43,175,000	\$43,175,000
Duration (Calendar Days)	801	801
Contingency	\$4,317,500	\$4,317,500

PAYMENTS

Total Earned to Date	\$8,942,023
Remaining Balance	\$34,680,078

COST DATA:

Percent Complete	21.71%
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SCHEDULE DATA:

Calendar Days Elapsed	252
Calendar Days Remaining	549
Percent Time Elapsed	31.5%

EXECUTED CHANGE ORDERS

Executed Change Orders Issued	9
Total Executed Change Orders	9
Percent of Original Contract Amount	0%
Schedule Impact (Days Granted)	0

REASON	NUMBER	VALUE
Probable Design Error		\$0
Probable Design Omission	1	\$1,744
Owner Request	3	\$2,410
Unforeseen Site Conditions	5	\$153,838
Contractor Request		\$0
Other		\$0
TOTAL:		\$157,992

OPEN PROPOSED CHANGE ORDERS

NAME	NUMBER	VALUE
Probable Design Error	1	\$23,912
Probable Design Omission	4	\$1,096,459
Owner Request	0	\$0
Unforeseen Site Conditions	7	\$1,429,043
Contractor Request	1	\$6,280
Other	0	\$0
Total:	12	\$2,555,694

REQUESTS FOR INFORMATION	
Total RFI's Submitted	221
Total RFI's Responded	212
Total RFI's Outstanding	9
Average Response Time	7 Days

SUBMITTALS	
Total Required	1069
Total Submitted	573
Total Returned	563
Total Outstanding	10
Average Turn-Around Time	7 Days

SAFETY / SWPPP:

Contractor using safety tape as vehicular barricade for open trenches. Contractor informed we do not believe this meets the requirements of their safety manual. SWPPP measures maintained this month. Additional straw rolls and DI project installed.

CRITICAL ISSUES:

Project schedule delay, recovery schedule and exposure related to delay.

SCHEDULE MILESTONES:

Phase 1A: Mobilize, asbestos abatement & demolition of Gym, Install Temporary Security Fencing & Temporary Perimeter Construction Fencing & underground utilities.

Start: April 24, 2017—Planned completion date of June 29, 2018 has been impacted and a revised completion date is under review by the project team.

Phase 1B: Grading of the east & south side of the site, construct the Administration Building (Staff, Youth Processing, Visitation & Medical), 2 Standard Security 30-Bed Housing Units (General Population), Gym/School Building (Classrooms, Gym, Staff Support), existing Dormitory Remodel & new Staff & Visitor Parking Lots.

Start: June 30, 2017—Planned completion date of July 11, 2018 has been impacted and a revised completion date is under review by the project team.

Phase 2A: Transfer Staff & Youth to Phase 1B facilities, asbestos abatement & demolition of existing facility & install new Security Perimeter Fencing.

Start: July 12, 2018—Planned completion date of September 20, 2018 has been impacted and a revised completion date is under review by the project team.

Phase 2B: Construct Maximum Security 30-Bed Housing Unit (High Security Housing Unit w/2 Classrooms), Support Building (Food Service, Warehouse & Maintenance) & completion of the remaining site work.

Start: Sept. 21, 2018—Planned completion date of July 5, 2019 has been impacted and a revised completion date is under review by the project team.



Masonry wall at bldg. 6



Masonry bldg. 1B



Bldg. 1B electrical room



Exterior column footing



Detention Windows



Slab on Grade (SOG) pour



Finishing colored concrete



Colored concrete after saw cutting



Verifying concrete flatness



Future electrical room



Insulated CMU block



Storm sewer manhole