



**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.*

## TOPICS OF THE MONTH:

The casting of the approved planks, walls, beams and columns at Bethlehem Construction's fabrication plant in Wasco is complete leaving only 12 detention cells left to be cast and furnishings to be installed. The precast wall, planks, beams and columns are being installed in Areas B & C, the precast detention cells are being installed in Area B. SJ Amoroso is continuing to schedule activities that would have followed the erection of the modules to precede the erection, the same activities can also run concurrent with the modules so as to minimize any potential delays to the project. Area A, the Administration Building is progressing ahead of the scheduled completion date.

## PROGRESS SINCE LAST REPORT

- Precast fabrication plant casting of cell modules ongoing
- Area B set precast Walls and columns
- Area C set precast Walls and columns
- Set recast Cells Area B
- Area B&C place concrete in cast in place columns
- Building A Building A interior metal studs (ongoing)
- Building A Exterior plaster scratch coat
- Building A Interior Wall Electrical rough-in
- Building A Interior Metal stud wall framing
- Building A Install HM door frames
- Building A Overhead MEP & FS rough-in
- Building A Exterior plaster brown coat
- Area B corridor set HM frames
- Building A interior plumbing and electrical rough-in
- Area B&C grout CMU starter courses

## NEXT 30 DAYS ACTIVITIES

- Precast Concrete Production
- Area B set PC Detention Cells
- Area B Complete Set PC Columns, Planks and Beams
- Area B Wall SS Tube/Ins Metal Panel Layout
- Area B Structural Steel Perimeter Wall Tube Steel
- Area B CIP Formwork
- Area A Overhead MEP & FS rough-in
- Area A Interior Ceiling and Soffit framing
- Area A Interior wall insulation
- Ongoing steel fabrication Beck Steel
- Area A Plaster Finish Coat
- Area C Set PC Detention Cells, PC walls, columns, planks and beams

## CONSTRUCTION CONTRACT

CURRENT	ORIGINAL	CURRENT
Construction Amount	\$66,277,000	\$67,225,774
Duration (Calendar Days)	730	730
Contingency	\$6,627,700	\$5,678,926

## PAYMENTS

Total Earned to Date	\$27,168,659
Remaining Balance	\$40,057,115

## COST DATA:

Percent Complete	40.59%
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## SCHEDULE DATA:

Calendar Days Elapsed	365
Calendar Days Remaining	396
Percent Time Elapsed	50%

## EXECUTED CHANGE ORDERS

Change Orders Issued	64
Total Executed Change Orders	43
Percent of Original Contract Amount	1.4%
Schedule Impact (Days Granted)	0

REASON	Number	VALUE
Probable Design Error		
Probable Design Omission	18	\$152,745
Owner Request	38	\$687,235
Unforeseen Site Conditions	8	\$ 108,794
Contractor Request		
Other		
<b>TOTAL:</b>		<b>\$948,774</b>

#### REQUESTS FOR INFORMATION

Total RFI's Submitted	359
Total RFI's Responded	353
Total RFI's Outstanding	6
Average Response Time	4 Days

#### SUBMITTALS

Total Required	856
Total Submitted	519
Total Returned	512
Total Outstanding	7
Average Turn-Around Time	9 Days

#### SAFETY / SWPPP:

No Concerns or accidents at this time

#### CRITICAL ISSUES:

Schedule Submittal

The Baseline schedule has been Approved as Noted  
Monthly updates are being submitted and are current  
Trucking Routes and Permits from OSHA, CHP and  
Salinas PD are current and production is ongoing

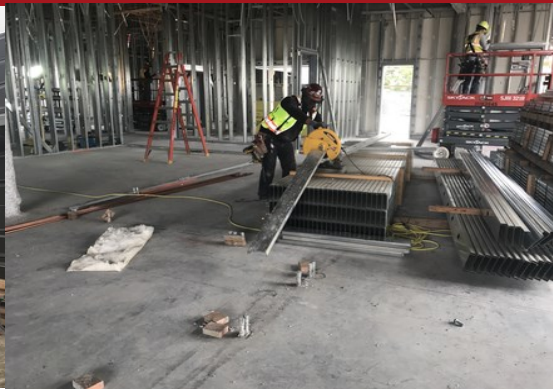
#### SCHEDULE MILESTONES:

Notice to Proceed—8/01/17  
Completion—7/31/19  
*Switchgear Operational—4/02/18*  
*Emergency Generator Operational—4/03/18*  
Administration Complete— 7/10/19  
Completion of Housing Unit Area B and C— 7/30/19  
Completion of Housing Unit C—7/31/19  
Testing and Commissioning Jail House Area B and C—6/25/19





Exterior Metal Wall Panels



Metal Stud Wall Framing Bldg. A



Overhead Plumbing Installation



Pre-cast Wall Erection



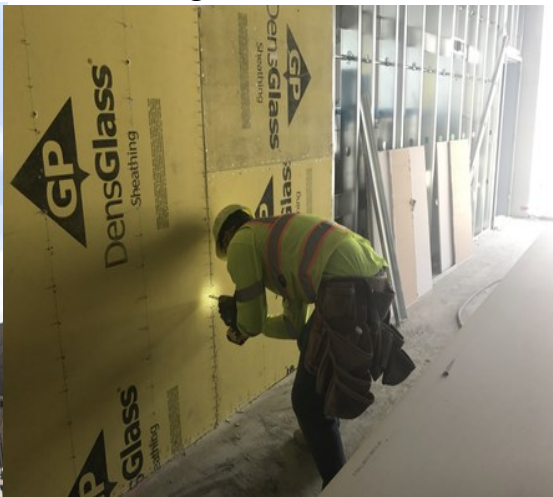
Setting of 1st Pre-cast Cells



Pre-cast cells with 2nd Tier Deck



1st and 2nd Tier Pre-cast Cells



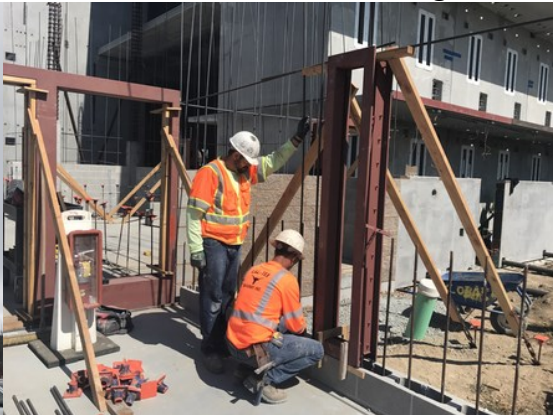
Wallboard Installation Bldg. A



HVAC installation Bldg. A



Pre-cast Cells Area B



Hollow Metal Detention Frames



CMU Installation  
**APSI SixthDimension**  
CONSTRUCTION MANAGEMENT





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# 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.*

## TOPICS OF THE MONTH:

The casting of the approved Pre-cast cells at Bethlehem Construction's fabrication plant in Wasco is complete leaving only furnishings to be installed. The precast walls, planks, beams and columns being installed in Areas B is complete, and ongoing in Area C. Beck Steel has completed the steel fabrication in Texas and has shipped the majority of the steel to the job site. Installation of the tube steel columns, painting of the cell door and window frames as well as the installation of the detention glass is an ongoing process in Area B. MEP and fire sprinkler rough-in is progressing in the mechanical chases. CMU installation in the B&C corridor is progressing and the Admin Building should start receiving wall finishes next month.

## PROGRESS SINCE LAST REPORT

- Precast fabrication plant casting of cell modules ongoing
- Area B Complete Set PC Columns, Planks and Beams
- Area B Wall SS Tube/Ins Metal Panel Layout
- Area C set precast Walls and columns
- Area B Structural Steel Perimeter Wall Tube Steel
- Area B&C place concrete in cast in place columns
- Area B Detention chases, rough-in electrical and plumbing
- Building A Building A interior metal studs (soffits)
- Building A Interior Ceiling and Soffit framing
- Building A Interior wall insulation
- Building A Plaster Finish Coat
- Building A Storefront Window System
- Building A Overhead MEP & FS rough-in
- Building A Interior Ceiling and Soffit framing
- Area B & C Corridor CMU (ongoing)
- Building A Tape and Texture walls
- Area C Set PC Detention Cells, PC walls, columns, planks and beams
- Ongoing steel fabrication Beck Steel (complete this month)
- Area B paint detention cell door and window frames
- Area B set detention cell glass
- Deliveries from Beck Steel
- Area B&C grout CMU starter courses (ongoing)

## NEXT 30 DAYS ACTIVITIES

- Area B&C grout CMU starter courses (corridor on-going)
- Area B paint detention cell door and window frames
- Area B set detention cell glass
- Area B Detention chases MEP and FS rough-in
- Area B Structural Steel Perimeter Wall Tube Steel
- Area B CIP Formwork
- Area A Storefront Window System
- Area A Interior Ceiling and Soffit framing
- Area A Building A interior metal studs (soffits)
- Area B Install ledger angles at 2nd floor precast walls
- Area C Set PC Detention Cells, PC walls, columns, planks and beams

## CONSTRUCTION CONTRACT

CURRENT	ORIGINAL	CURRENT
Construction Amount	\$66,277,000	\$67,427,724
Duration (Calendar Days)	730	730
Contingency	\$6,627,700	\$5,478,534

## PAYMENTS

Total Earned to Date	\$31,940,274
Remaining Balance	\$35,485,892

## COST DATA:

Percent Complete	47.37%
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## SCHEDULE DATA:

Calendar Days Elapsed	396
Calendar Days Remaining	334
Percent Time Elapsed	54%

## EXECUTED CHANGE ORDERS

Change Orders Issued	73
Total Executed Change Orders	51
Percent of Original Contract Amount	1.74%
Schedule Impact (Days Granted)	0

REASON	Number	VALUE
Probable Design Error		
Probable Design Omission	22	\$176,005
Owner Request	42	\$857,690
Unforeseen Site Conditions	9	\$ 117,029
Contractor Request		
Other		
<b>TOTAL:</b>		<b>\$1,150,724</b>

#### REQUESTS FOR INFORMATION

Total RFI's Submitted	388
Total RFI's Responded	384
Total RFI's Outstanding	4
Average Response Time	5Days

#### SUBMITTALS

Total Required	856
Total Submitted	530
Total Returned	526
Total Outstanding	5
Average Turn-Around Time	13 Days

### SAFETY / SWPPP:

No Concerns or accidents at this time

### CRITICAL ISSUES:

Schedule Submittal

The Baseline schedule has been Approved as Noted  
Monthly updates are being submitted and are current  
The Team is continuing to schedule activities that would  
have followed the erection of the modules to precede  
the erection, the same activities can also run concurrent  
with the modules so as to minimize any potential  
delays to the project

Trucking Routes and Permits from OSHA, CHP and  
Salinas PD are current and production is ongoing

### SCHEDULE MILESTONES:

Notice to Proceed—8/01/17

Completion—7/31/19

Administration Complete— 7/10/19

Completion of Housing Unit Area B and C— 7/30/19

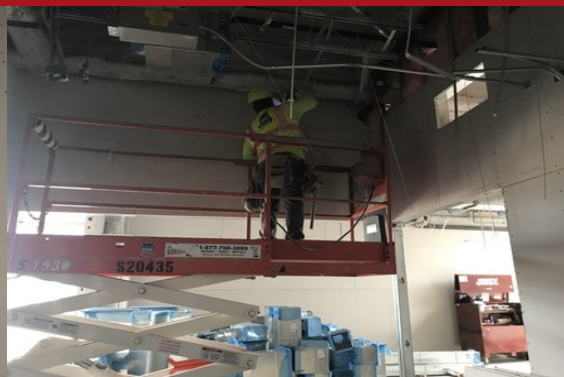
Completion of Housing Unit C—7/31/19

Testing and Commissioning Jail House Area B and C—6/25/19





Admin Wall Insulation



Admin Drywall Installation



Conduits in Precast Chase



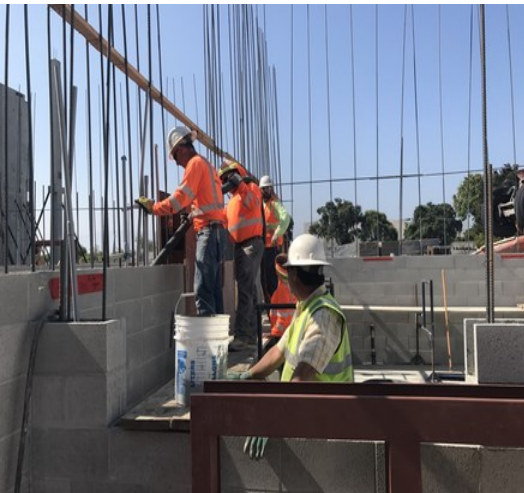
Admin Duct Installation



Admin Store Front Windows



Admin Conduit Installation



CMU Installation @ Corridor



Wallboard Taping Bldg. A



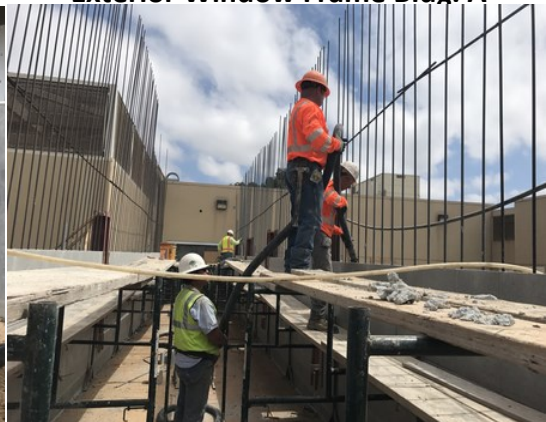
Exterior Window Frame Bldg. A



CMU @ Corridor



Waste Lines from Detention Cells

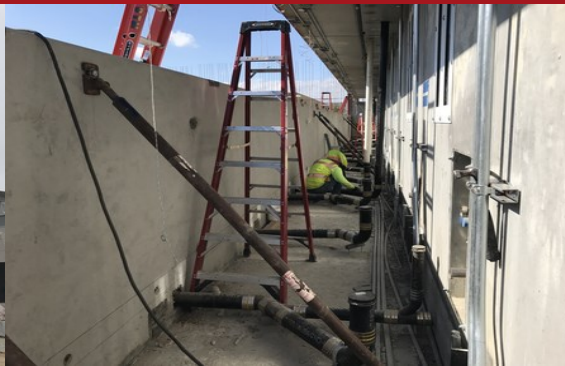


CMU Grout 1st Lift  
**APSI SixthDimension**  
CONSTRUCTION MANAGEMENT

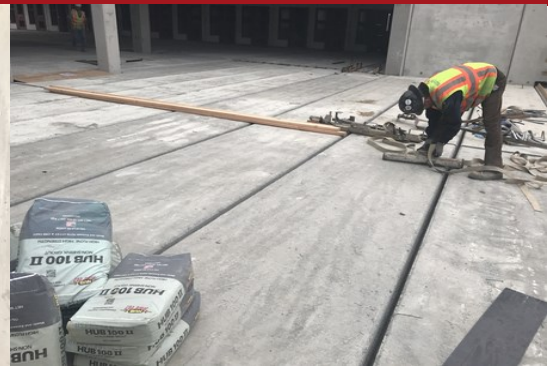




**Completing Area B Detention**



**MEP's Mechanical Chases**



**Prep for Topping Slab Area B**



**Tube Steel Wall at Chases**



**Setting Planks Area C**



**Setting Pre-Cast Cells Area C**



**Door & Window Frames Painted**



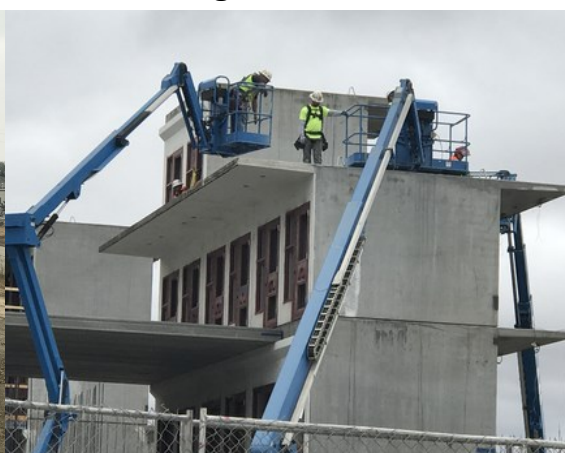
**Setting Column Area C**



**Setting Pre-Cast Cells Area C**



**View of Completion to Date**



**Pre-Cast Cells Area C**



**Pre-Cast Cells Area B**  
**APSI SixthDimension**  
CONSTRUCTION MANAGEMENT





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### TOPICS OF THE MONTH:

The precast completion is a big milestone and the team has done a tremendous job to achieve this milestone. The earlier delays in the project have been partially offset by the efforts of the contractor by starting different trades to perform concurrent with the installation of the precast modules.

The Administration Building is progressing well, the efforts in completing this building will then allow the various trades to concentrate their work on completing the Detention building



## PROGRESS SINCE LAST REPORT

- Precast fabrication plant casting of cell modules complete
- Area B Wall SS Tube/Ins Metal Panel Layout
- Area B Structural Steel Perimeter Wall Tube Steel
- Area B Detention chases, rough-in electrical and plumbing (ongoing)
- Building A Building A interior metal studs (soffits)
- Building A Interior Ceiling and Soffit framing
- Building A Storefront Window System
- Building A Overhead MEP & FS rough-in
- Building A Interior Ceiling and Soffit framing
- Area B & C Corridor CMU (ongoing)
- Area C Set PC Detention Cells, PC walls, columns, planks and beams complete
- Area B paint detention cell door and window frames ongoing
- Area B set detention cell glass
- Area B topping slabs ongoing
- Area B&C grout CMU (ongoing)

## NEXT 30 DAYS ACTIVITIES

- Area B Install ledger angles at 2nd floor precast walls
- Area B paint detention cell door and window frames
- Area B set detention cell glass
- Area B Detention chases MEP and FS rough-in
- Area B Structural Steel Perimeter Wall Tube Steel
- Area B CIP Formwork
- Area A Storefront Window System
- Area A Interior Ceiling and Soffit framing
- Area B Topping Slabs
- Area B remove Precast Braces
- Area A Finish Paint Interior
- Area C Detention Cell Chase MEP/FS rough in

## CONSTRUCTION CONTRACT

CURRENT	ORIGINAL	CURRENT
Construction Amount	\$66,277,000	\$67,475,048
Duration (Calendar Days)	730	730
Contingency	\$6,627,700	\$5,429,652

### PAYMENTS

Total Earned to Date	\$35,301,068
Remaining Balance	\$32,173,980

### COST DATA:

Percent Complete	52.32%
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### SCHEDULE DATA:

Calendar Days Elapsed	396
Calendar Days Remaining	334
Percent Time Elapsed	58%

### EXECUTED CHANGE ORDERS

Change Orders Issued	77
Total Executed Change Orders	60
Percent of Original Contract Amount	1.81%
Schedule Impact (Days Granted)	0

REASON	Number	VALUE
Probable Design Error		
Probable Design Omission	27	\$223,329
Owner Request	42	\$857,690
Unforeseen Site Conditions	9	\$ 117,029
Contractor Request		
Other		
<b>TOTAL:</b>		<b>\$1,198,048</b>

## REQUESTS FOR INFORMATION

Total RFI's Submitted	418
Total RFI's Responded	414
Total RFI's Outstanding	4
Average Response Time	5 Days

## SAFETY / SWPPP:

No Concerns or accidents at this time

## SUBMITTALS

Total Required	856
Total Submitted	556
Total Returned	554
Total Outstanding	5
Average Turn-Around Time	13 Days

## CRITICAL ISSUES:

There are no critical issues at this time

## SCHEDULE MILESTONES:

Notice to Proceed—8/01/17  
Completion—7/31/19  
Administration Complete— 7/10/19  
Completion of Housing Unit Area B and C— 7/30/19  
Completion of Housing Unit C—7/31/19  
Testing and Commissioning Jail House Area B and C—6/25/19

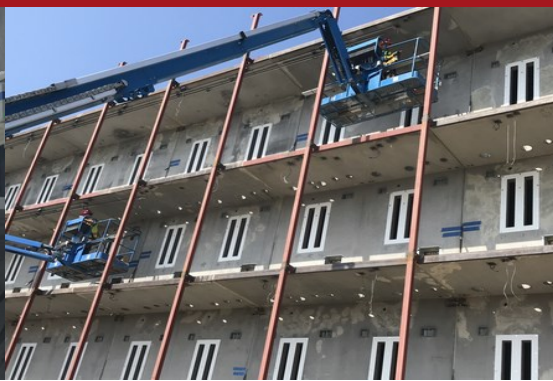
The project was 60+ days behind schedule but now,  
due to Contractor efforts in recovering time, is now only  
30 days behind.

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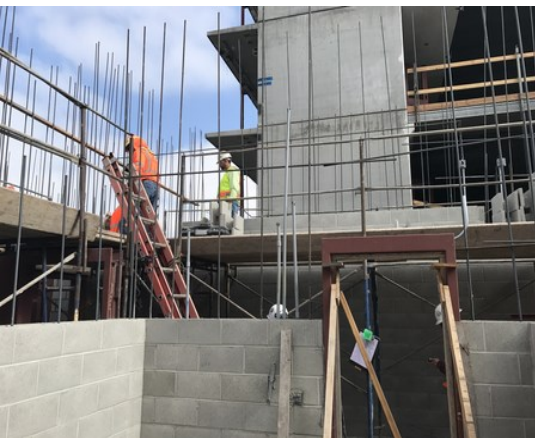
Precast Beam Placement Area C



Structural TS Columns



Temp Stairs to Chase Areas



Ongoing CMU Installation



Ongoing CMU Installation



Ongoing CMU Installation



New Generator Pad



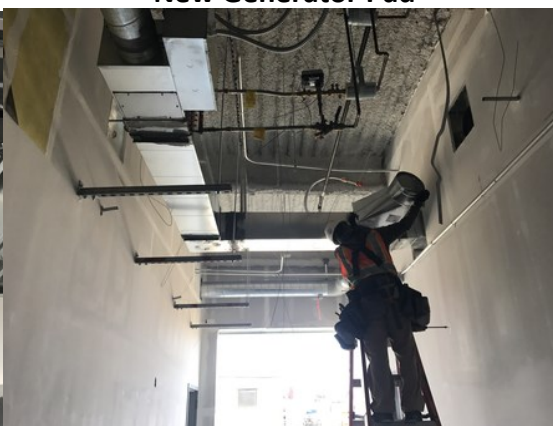
New Generator Pad



New Generator Pad



Admin soffit ceiling

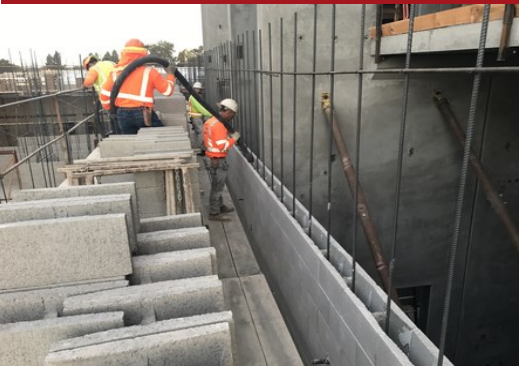


Admin HVAC Ducts



Admin HVAC





Grout CMU 2nd Lift



Grout CMU 2nd Lift



CMU 2nd Lift



New Emergency Generator



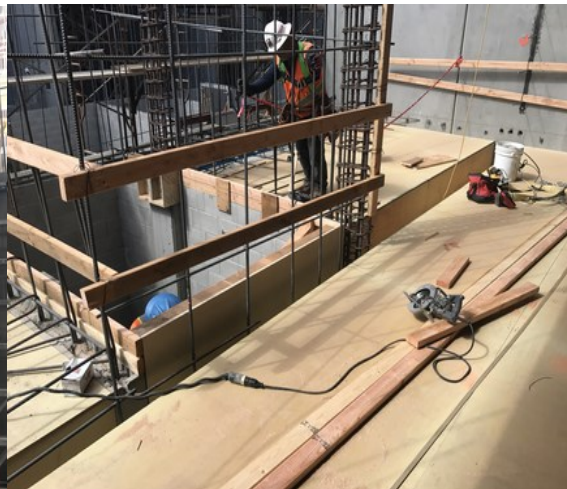
New Transformer Pad



CMU to 2nd Floor



Cast-in-Place Concrete Forms



Cast-in-Place Concrete Forms



Setting Struct TS Columns



Welding TS to Decks



Placing Last Detention Cell



Last Pre-Cast Cell Placed  
**APSI SixthDimension**  
CONSTRUCTION MANAGEMENT