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Capital Improvement Committee

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

RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a Monthly Status Report on the New Juvenile Hall, Project 8811 (Project), for period ending November 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 Demension, and project management services are contracted with Kitchell CEM. The project architect is DLR.

A Notice to Proceed was issued on April 24, 2017. There are two phases of the project. The contractor is behind schedule for Phase I and Phase II does not begin until Phase I is complete. If the total change order requests submitted to date were paid in full, the project would exceed the project contingency prior to beginning Phase II, which is currently estimated to be June 2019. We believe that this project will exceed the budget. Staff is assessing what we believe would be the total funding needed to complete both phases of the project, and how that difference can be funded.

DISCUSSION:

Construction: Zovich Construction has completed the roofing on building 4. The installation of sheet rock in building 4 is ongoing. The Mechanical, Electrical and Plumbing has been completed in housing units 1A & 1B. The installation of gypsum board in building 1B and 6 is ongoing. The renovation of building 7, site finish grading and security fencing is ongoing. The asphalt pavement at the parking lots has been completed.

In the next 30 days the contractor expects the following:

1. Install non-detention frames and glazing in building 4.
2. Complete the interior painting in building 1B & 6.
3. Complete the electrical switchover.
4. Continue installing the gypsum board in building 1A.
5. Completion of the fine grading, decorative fence and security fence.

Budget: The total project budget is \$58,671,291, which includes a construction bid of \$43,175,000 awarded to Zovich Construction as well as contracts with Kitchell CEM for project management

services (totaling \$1,468,385 to date), APSI/Sixth Demension for project management services (totaling \$1,285,098 to date), and architectural services (totaling \$2,992,329 to date). For the time period being reported, the project is within the project construction and contingency budget. Construction costs incurred to date total \$29,455,420 with \$2,990,582 approved for change orders (all additional change order costs within the time period are within contingency).

The project team continues to negotiate contractor submitted change order requests. Final negotiated amounts, to the extent any amount is due, are not known at this time. In addition to the change order requests, the contractor has filed 15 claims totaling \$1,117,690.98 that are currently being reviewed by the project team. Staff has denied several of these claims and are engaged in the contractually required meet & confer process with the contractor.

Schedule:

The Project, as of the writing of this report, is behind schedule. The project team continues to work with the Contractor to provide a recovery schedule, and responsibilities for such delays has not been fully evaluated. However, the contractor has been put on notice that these delays may result in the assessment of liquidated damages.

Phase 1 was anticipated to be completed by July 2018. The current estimate is to complete Phase 1 by June 2019. Phase 2 is expected to be completed one year following completion of Phase 1. The BSCC (Bureau of State and Community Corrections) will be inspecting a cell mock up in early January or February 2019. This is a requirement prior to completion of all cells. In addition, the BSCC will inspect Phase 1 prior to occupancy. Probation staff will be provided transition training also prior to occupancy of the new buildings in Phase 1.

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

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.

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. This item was presented to the Budget Committee on February 4, 2019.

FINANCING:

The Total Project cost was budgeted at \$58,671,291, of which \$23,671,291 was approved by the Board of Supervisors as the County's match. Total expenditures through November 2018 are \$34,004,178. Change orders in the amount of \$2,990,582 have been approved and processed reducing the \$4,317,500 contingency to \$1,326,918. Based on where the budget is resulting from actions to date and still needing to complete Phase 2, staff finds that this project will likely exceed the

budget. Staff is assessing what we believe would be the total funding needed to complete both phases the project and how that difference can be funded.

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Attachments:

Attachment A - Project Milestone Schedule

cc: Marcia Parsons, Chief Probation Officer