



Monterey County

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Capital Improvement Committee

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Receive a Quarterly Budget and Schedule Status Report on the Jail Housing Addition, Project 8819 (Project), for period ending September 30, 2018.

RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a Quarterly Budget and Schedule Status Report on the Jail Housing Addition, Project 8819 (Project), for period ending September 30, 2018.

SUMMARY/DISCUSSION:

Key schedule components and budget status are summarized below.

On June 6, 2017, the Board of Supervisors approved the award of the Jail Housing Addition, Project 8819, Bid Package No. 10568 to the lowest responsible and responsive bidder, S.J. Amoroso Construction Co., Inc., Redwood Shores, California in the amount of \$66,277,000.

On July 21, 2017, State Public Works Board has approved the AB-900 Lease Revenue Bonds (\$80,000,000) and issued official State approval to award contract.

Construction: The precast fabrication of cell modules is complete. The earlier delays in the project have been partially offset by the contractor by starting different trades to perform concurrent with the installation of the precast modules. The Administration Building is progressing and the efforts in completing this building will then allow the various trades to concentrate their work on completing the Detention building.

In the next 30 days the contractor expects the following:

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

Budget: The total project budget is \$88,900,000, which includes a construction bid of \$66,277,000 awarded to S.J. Amoroso Construction Co., Inc. as well as contracts with Kitchell CEM for project management services (totaling \$2,312,405 to date), APSI/Sixth Demension for project management

services (totaling \$1,176,152 to date), and Lionakis, Inc. for architectural services (totaling \$4,237,167 to date). For the time period being reported, the project is within the project construction and contingency budget. Construction costs incurred to date total \$35,301,068 with \$1,198,048 approved for change orders.

Schedule: The project is currently on time and within budget with a completion date of August 1, 2019 and occupancy scheduled for October 30, 2019. The BSCC (Bureau of State Community and Community Corrections) will be onsite in January or February 2019 to inspect the progress of the facility. The State Fire Marshal conducts inspections of the addition on a regular basis. Prior to occupancy of the addition, staff will be provided transition training, final inspections will be conducted by all agencies as well as a final audit.

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

State Milestones: State and Contract Award from the Public Works Board (SPWB), Pooled Money Investment Board (PMIB), and the Department of Finance (DOF) approval process have been completed. The next milestone is Construction Completion on August 1, 2019.

CEQA Process: The CEQA process is complete.

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

OTHER AGENCY INVOLVEMENT:

RMA-PW and the Sheriff's Department 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:

Total Project cost is \$88,900,000, of which \$8,900,000 was approved by the Board of Supervisors as the County's match. Total expenditures through the end of this quarter are \$37,116,562. See Attachment A, Budget vs. Expenditure table.

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Reviewed by: Neville Pereira, Interim Deputy Director of Public Works, Parks, and Facilities

Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Attachment A - Budget vs. Expenditures Table

Attachment B - Project Milestone Schedule

Attachment C - Project Budget

Attachment D - Jul-Sep Quarterly Construction Reports

cc: Stephen T. Bernal, Sheriff
Captain James Bass

