



Monterey County

Monterey County
Government Center
168 W. Alisal St., 2nd Fl.,
Monterey Room
Salinas, CA 93901

Capital Improvement Committee

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

SUMMARY:

The Project is budgeted for \$58,671,291 including 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 Dimension, 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. Due, in part, Contractor's failure to prosecute the work in accordance with the schedule, it is expected that the 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:

In the next 30 days the contractor expects the following:

1. Building 4 - On-going storefront installation, two side sheet rock, intumescent paint on structural columns, and installation of non-security glazing.
2. Building 7 - Underground plumbing is complete. Ongoing demolition and preparation for concrete pour at shower floors.
3. Building 1A & 1B - Security mesh is complete. Ongoing tape/top/finish sheet rock
4. Building 4, 1A, 1B, & 6 - MEP (mechanical, electrical & Plumbing) is ongoing.
5. Security Fencing installation is ongoing.
6. Sitework - finish grading is ongoing.

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 Dimension for project management services (totaling \$1,348,943 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 \$31,834,946 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 as provided for in the contract.

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 March 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 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.

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 December 2018 are \$34,086,145. Change orders in the amount of \$2,990,582 have been approved and processed reducing the \$4,317,500 contingency to \$1,326,918. Staff expects 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