



Monterey County

Monterey Room
168 W. Alisal St., 2nd Floor
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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 January 2019.

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 January 2019.

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 the Project, and how that difference can be funded.

DISCUSSION:

Construction:

In the next 30 days the contractor expects the following:

1. Cell Mockup approval by BSCC (Bureau of State and Community Corrections)
2. Storefront mockup approval by BSCC.
3. Fire Alarm System for all buildings released for installation.
4. Building 4 - Relocate Fire Sprinkler System.
5. Complete Fine Grade, irrigation and hydro-seed.
6. Complete Decorative Fence.
7. Complete Security Fence with razor wire.

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 \$1,492,665 to date), APSI/Sixth Dimension for project management services (totaling \$1,421,822 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 \$32,520,829 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 16 claims totaling \$1,138,397 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 have 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 when the original bid was released however due to the re-bid the project completion date was extended to August 2019. Phase 1 is now estimated to be complete July 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. This report was also provided to the Capital Improvement Committee on March 11, 2019.

Due to the late submission of this CIC Report, the CAO Budget and Analysis Division was not provided adequate time to fully review for potential fiscal, organizational, policy or other implication to the County of Monterey.

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 January 2019 are \$38,595,383. 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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Reviewed by: Neville Pereira, Interim Deputy Director, Public Works, Parks and Facilities

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

Attachment:

Attachment A - Project Milestone Schedule

cc: Marcia Parsons, Chief Probation Officer