



Monterey County

Monterey Room
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Capital Improvement Committee Report

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Receive a Status Report on the New Juvenile Hall, Project 8811.

RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a Status Report on the New Juvenile Hall, Project 8811.

SUMMARY:

Construction of Phase I of the New Juvenile Hall, Project 8811 (Project), is within 90 days of closeout. Closeout is the period wherein the Project Team prepares final punch lists for the Project. A punch list is a document prepared near the end of a construction project that lists all work not conforming to contract specifications that the Contractor must complete prior to receiving final payment for work. Also, during Closeout the Probation Department staff receives training on the new facility's security systems and begins transitioning operations to the newly constructed buildings. The Project Team visited other new juvenile hall facilities in the region to learn what they might anticipate in this transfer of operations.

In these last weeks, the Contractor will install electronic systems, finishes, and fixed furnishings. The Project Team continues to work diligently to keep Project changes orders to a minimum to control costs and keep the project on schedule. RMA has dedicated additional resources to the Closeout phase to ensure the County reacts quickly to any change requests to keep the project moving and recover from any schedule delay. As with any large construction project, changes are expected on an ongoing basis. Additional discretionary funds will be required as Phase I project contingencies are depleted. At this point, the needed fiscal augmentation will be determined once the Contractor finalizes his Time Impact Analysis (TIA) and known issues are priced.

DISCUSSION:

Project:

RMA manages the New Juvenile Hall Project for the Probation Department. The Project consists of replacing the Juvenile Hall campus at 1420 Natividad (38,949 s.f., 3 buildings) with a new campus consisting of 78,441 s.f. (6 new buildings + 1 remodeled existing building). The project was designed in two phases so that operations could continue through construction. Phase 1 consists of demolishing one 2633 s.f. modular building and a 3,621 s.f. gymnasium and constructing the following:

30-bed Housing Unit	Building 1A	8,674 s.f.
30-bed Housing Unit	Building 1B	8,674 s.f.
30-bed High Security Housing Unit	Building 2	10,981 s.f.

Administration & Medical	Building 4	17,864 s.f.
Support Building	Building 5	12,004 s.f.
School Building & Gymnasium	Building 6	15,173 s.f.
Existing Dormitory	Building 7	5,071 s.f.

The existing Administration and Housing building will remain in operation until Phase 1 buildings are complete and occupied. Phase 2 consists of demolishing all remaining existing buildings and constructing Buildings 2 and 5, in addition to site landscaping and security fencing.

Project Team:

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, Inc. (DLR).

Architect DLR continues to support the construction phase by attending weekly construction coordination meetings, reviewing submittals, and answering Requests For Information to enable construction activities to adhere to schedule. The RMA Director assigned the Chief of Building Services as Project Lead with support from a Management Analyst III and Finance Manager I. Regular meetings are held with the Project Team, Client (Probation Department) and County Administrative Office.

Schedule:

A Notice to Proceed was issued on April 24, 2017. At that time, Phase I was scheduled to be completed by July 2018. Phase I is now estimated for completion in November 2019. Probation staff will be provided transition training prior to occupancy of the new buildings in Phase 1. Phase II is scheduled to begin after Phase I is occupied, with completion in one year. Attachment A provides the latest Milestone Schedule. Board of State and Community Corrections (BSCC) field inspection, State Water Resources Control Board, and State Fire Marshal construction phase inspections continue throughout construction duration.

Currently, the Contractor is finalizing a Time Impact Analysis (TIA) that is due to the Project Team by the end of August 2019. This TIA will allow RMA staff to refine the estimate of Project costs and determine a revised project completion date. The Project Team continues to work with the Contractor to provide a recovery schedule, and responsibilities for the cause of delays are continuing to be evaluated. The Contractor has been put on notice that these delays may result in the assessment of liquidated damages as provided for in the contract.

Construction:

Progress since the last report:

- Building 4-Sealing of floors commenced with Rooms 100 and 140 was determined to be non-conforming. Installation of the millwork started. Installation of shower partitions was completed. Installation of glazing and caulk. Installation of moveable files and rolling shelves in Room 112 storage. Installation of toilet partitions and casework. Completion of ceiling grid for inspection of MEP & Fire Sprinklers. Electrical and Mechanical trim out continues. Startup of mechanical units commenced. IT Room buildout continues.

- Building 7-Beds have been installed. Installation of security glazing and caulk. Stainless steel toilet partitions installed at boys' and girls' restrooms. Ceiling grid installed.
- Building 1A & 1B-Floor sealer and installation of detention furniture is expected in the next 45 days. Casework installation continues. Security Glazing installed in dayrooms. Installation of Fire Alarm system is complete, and Contractor testing of system is underway.
- Building 6-Casework installation continues in all classrooms including library. Exterior window glazing is in place. Intumescent paint installation at exterior columns is completed. Installation of Fire Alarm system is complete and Contractor testing of system is underway.
- Sitework-Concrete and AC at entrances is complete. State Fire Marshall passed: the pressure test at (3) DCV; flow test at (1) new hydrant for Buildings 4 & 7; flush test Buildings 1A, 1B, 4, 6, & 7.

Activities in the Next 30 days:

- Specify and install floor treatments for concrete floors and install detention furniture and furnishings in Buildings 1A, 1B, & 6.
- Begin final grading of Sitework prior to installation of landscaping and irrigation system.
- Complete installation of Fire Alarms in all buildings and test system.

Budget:

The Project prior to May 2019 was \$58,671,291 including a County match of \$23,671,291 (Project 8811, Bid Package No. 10590). A construction bid of \$43,175,000 was awarded to Zovich Construction plus a 10% contingency budget of \$4,317,500, for a total construction budget of \$47,492,500. In addition, soft costs include contracts with: Kitchell CEM for project management services (totaling \$1,861,648 to date); APSI/Sixth Dimension for project management services (totaling \$1,867,226 to date); and architectural services (totaling \$3,617,781 to date).

On June 25, 2019, the Board approved an increase in the amount of \$320,681 in the project budget to fund \$320,681 for overrun costs in Fiscal Year (FY) 2018-19. On July 23, 2019, an additional increase of \$590,963 was approved by the Board to fund change requests/orders in FY 2019-20. The total Project budget is currently \$59,582,935.

Total expenditures through June 2019 are \$45,249,479. Construction costs incurred to date total \$36,576,639 plus \$8,672,840 in soft costs. This includes change orders totaling \$4,314,495 that have been approved through the end of FY 2018-19. On July 23, 2019, the Board of Supervisors approved an additional 15 change orders in the amount of \$590,963. This amount will be part of FY 2019-20's Construction Cost. These change orders were necessary to address changes in scope, unanticipated field conditions, and errors and omissions on the construction documents.

The Project Team is evaluating additional anticipated costs for FY 2019-20 and FY 2020-21. As this is an active large construction project, changes are typically expected through completion. The focus of the Project Team is to bring the project to completion with limited additional funding increases and project delays. This will require limiting changes to code requirements and deferring all non-essential changes.

OTHER AGENCY INVOLVEMENT:

RMA and the Probation Department continue to work jointly with the BSCC to meet all State requirements to maintain the conditional award.

FINANCING:

The project budget prior to May 2019 was \$58,671,291 which consists of the State lease revenue bond of \$35,000,000 and County match of \$23,671,291. The County match was financed by \$332,927 from the Facility Master Plan Projects, Fund 404, along with \$23,338,364 from General Capital Assignment. The additional increase of \$911,644 was financed by Unused Discretionary Funds from the tenant improvement project for the East/West Wing from FY 2018-19. The total Project budget is currently \$59,582,935 of which the State lease revenue bond financing remains constant at \$35,000,000 and the County match at \$24,582,935.

The FY 2019-20 Adopted Modified Budget is \$2,606,048. Staff will return to the Board via the Budget Committee with necessary appropriation changes resulting from truing up actual expenditures between fiscal years.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Provision of a New Juvenile Hall facility supports the Board of Supervisors Administration, Infrastructure, and Public Safety Strategic Initiatives by enhancing the safety of County staff, facility occupants, and the public.

- ☐ Economic Development
- ☒ Administration
- ☐ Health & Human Services
- ☒ Infrastructure
- ☒ Public Safety

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Attachments:

Attachment A-New Juvenile Hall Milestone Schedule

cc: Marcia Parsons, Chief Probation Officer