



Monterey County

Capital Improvement Committee

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Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

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Receive a Status Report on the Jail Housing Addition, Project 8819.

It is recommended that the Capital Improvement Committee receive a Status Report on the Jail Housing Addition, Project 8819.

SUMMARY/DISCUSSION:

The Jail Housing Addition (Project) provides 576 new beds in eight (8) housing units distributed on two floors, program spaces for inmates, administration and staff support spaces, and a public entrance with video visitation.

The majority (95%) of construction is complete. Remaining tasks include flooring finishes, furniture, mechanical, electrical and plumbing finishing, commissioning and punch list items. Many of these tasks cannot be completed until additional California State Fire Marshall (CSFM) inspector requirements, noted below, are addressed.

The original completion date was scheduled as July 31, 2019. The project team negotiated and agreed to extend the completion date to December 31, 2019 of which 89 days were identified as compensable (excusable) and 64 as non-compensable. Based on the Contractor's construction schedule, the completion date is now estimated as March 31, 2020. However, critical time impact issues related to field changes from the CSFM may extend the Project schedule into Summer 2020. Project delays after the construction contract end date of December 31, 2019 may be subject to a time delay claim by the contractor, which includes a daily rate payable by the County. All time delay claims are subject to review and negotiation by the County. Claim review includes determining any concurrent delays by multiple stakeholders which may offset any contractor monetary claims against the County.

Additional CSFM requirements include extensive reconstruction to create fire rated penetrations in the floors and added Underwriters Laborites (UL) listings not included in the approved plans for wall joints, mechanical duct shafts, and other previously approved construction that are items. Addressing the requirement for fire rated floor penetrations may incur significant additional cost and time delay. Staff is working closely with the Contractor, Architect, Construction Manager and Project consultant team to address CSFM issues in the most cost and time efficient way possible. Additional information on critical CSFM issues and efforts to address them is included with this report in Attachment A.

The total Project budget is \$88,900,000, which includes \$66,277,000 in construction costs, \$6,627,700 in construction contingency, and \$15,995,300 in soft costs. To date, known projected costs total \$88,838,637. The County continues to incur Construction Manager, Architect, County

staff and consultant staff augmentation costs as the project schedule is extended. The current budget projection is updated to reflect construction management costs through June 30, 2020 and staff augmentation costs through April 30, 2020. If CSFM issues are resolved sooner than expected, these dates may be revised down. Additional change orders of approximately \$300,000 will also likely be required to address CSFM requirements. This estimate will change as the Project team finalizes solutions acceptable to the CSFM. The estimated increase in change order costs will exceed the Project budget. Staff will present updated Project budget estimates and any recommended funding increase as actual funding needs are determined.

OTHER AGENCY INVOLVEMENT:

Resource Management Agency (RMA) and the Sheriff's Department continue to work jointly with the project team (construction manager, architect and staff augmentation engineer consultant) to meet all State requirements to maintain the conditional award for the grant funding. State Water Resources Control Board and State Fire Marshal construction phase inspections will continue throughout the duration of construction. RMA will work closely with the County Administrative Office (CAO) on estimating additional project funding needs and financing sources.

FINANCING:

The current Board of Supervisors approved budget is \$88,900,000 which consists of \$80,000,000 in State AB-900 Lease Revenue Bonds and a County match of \$8,900,000.

The Project construction contingency budget is \$6,627,700. Projected change order costs of \$6,546,184 include \$5,814,056 in approved change orders, and \$732,128 in Contractor change order requests. Most change order requests address scope revisions in response to field requirements by CSFM inspectors. The validity of these change order requests is under review. Using these projections, the remaining construction contingency budget is \$81,516. Projected soft costs exceed the budget by \$20,153. Staff is reviewing projected soft costs to identify savings which will keep expenditures within the Project budget.

Total expenditures invoiced to date are \$82,762,528.99 including \$70,349,587.99 in construction costs and \$12,412,941 in soft costs.


To date, the County has claimed \$66,083,287 of the \$80,000,000 AB-900 Lease Revenue Bonds grant. Claims for the remaining \$13,916,713 are being processed for submittal to the State. If additional costs above the approved budget are identified, a funding request will be presented to the Capital Improvement Committee (CIC) and Budget Committee (BC).

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Attachments:

Attachment A: Project Summary and Critical Issues

Attachment B: Project Budget

Attachment C: Change Order History