



Monterey County

Capital Improvement Committee

Item No.

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

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a. Receive a status update on the Jail Housing Addition Project 8819.

RECOMMENDATION:

It is recommended that the Capital Improvement Committee:

a. Receive a status update on the Jail Housing Addition Project 8819.

SUMMARY:

The Monterey County Jail Housing Addition AB 900 Phase II Project (hereafter, “JHA Project” or “Project”) provides 576 new beds in eight (8) housing units distributed on two (2) floors, program spaces for inmates, administration and staff support spaces, and a public entrance with video visitation.

This report reflects the JHA Project status at the time of writing this report. At the January 19, 2021 Capital Improvement Committee (CIC), the Committee requested staff return with monthly updates on the JHA Project status including any outstanding California State Fire Marshall (CSFM) issues. At the time of writing this report, no new updates are available from those reported to the CIC in January. Staff will also provide the committee with a verbal update on any developments that occur following the submittal of this report.

CSFM field changes, unanticipated generator, and fire sprinkler device design changes, and a partial JHA Project beneficial occupancy as part of the Sheriff’s Office COVID-19 response have resulted in significant impacts to the JHA Project budget and schedule. Current issues impacting the JHA Project are listed under Discussion.

DISCUSSION:

On December 6, 2016, the Chair of the Board of Supervisors executed a grant funding agreement financed through AB-900 Lease Revenue Bonds between the County of Monterey and the State of California Board of State and Community Corrections (BSCC) which provided for a conditional award of grant funding for construction of the JHA Project (“Grant Funding Agreement”) for the Project. The Project provides 576 new beds in eight (8) housing units distributed on two (2) floors, program spaces for inmates, administration and staff support spaces, and a public entrance with video visitation.

Project Schedule

Construction Completion: Pending CSFM approval of redesigned smoke control panel and sprinkler system integration.

Transition Period: Phased occupancy to be determined by Sheriff’s Office

Recently Completed Work

- Temporary Certificate of Occupancy from CSFM for administration building
- Deliver FF&E, install administration building furniture
- Completed installation of updated sprinkler heads (except in COVID-19 Beneficial Occupancy area)
- Completed horn strobe installation

Project Impacts

The majority (ninety nine percent [99%]) of construction is complete. Remaining tasks include:

- CSFM approval of fire smoke control panel
- CSFM approval of smoke control/sprinkler system tie-in design
- Complete punch list items in cell blocks currently occupied as part of the Beneficial Occupancy
- Finish HVAC balancing and sound testing in Beneficial Occupancy areas
- Finish elevator testing and certification
- Final punch list
- CSFM Temporary Certificate of Occupancy
- Install FF&E in cell blocks
- Final Certificate of Occupancy

New CSFM Requirements

Smoke Control Panel Changes. On November 18, 2020, the Public Works, Facilities and Parks Department (PWFP), (formally Resource Management Agency) received a Fire Safety Correction Notice from the CSFM field inspector requiring changes to the Project Fire Smoke Control Panel (Panel) that was installed per the previously designed and approved plans and specifications. This Panel controls the building's HVAC and smoke exhaust system in the event of a fire. The notice stated that the installed Panel did not meet California Building Code (CBC) Sections 909.16.1-3. Specifically, the installed Panel was missing a white LED diode indicating if the system was functioning normally, and a visual depiction of the smoke exhaust system components and how airflow moved throughout the building. Upon receipt of said notice, Staff immediately began research into this issue to identify why the current Panel was previously approved by CSFM, and what factors may have contributed to the change in status by the CSFM inspector. Staff is still investigating this issue. Staff continues to work with the Project Architect of Record, smoke control system engineer, fire system design specialist, construction manager, and contractor to develop a solution to these requirements.

Smoke Control/Sprinkler System Tie-In. On December 14, 2020, in response to a proposal to address the Panel changes, the CSFM inspector noted an additional requirement to have the sprinkler system activate the smoke control system. This additional new requirement is still under review. The Project team is in discussions with the CSFM to determine what solutions may be available. Any additional design of the system will impact the project schedule and budget. Staff will provide an accurate cost and time impact estimate once CSFM provides additional direction on the type of changes that are acceptable.

Project Budget

- Original Project budget/funding:	\$88,900,000
- Funding approved by BOS on 10/27/20:	<u>\$1,614,318</u>
- Revised Project Funding:	\$90,514,318
- Projected Costs*:	
- Construction:	\$73,632,506
- Soft Costs:	<u>\$16,869,039</u>
	\$90,501,545
- Remaining Project Funding:	\$12,773

*Project costs do not include Project delay claims from the Contractor in the form of Time Impact Analysis (TIA) claims or potential costs to address additional CSFM fire sprinkler/smoke control requirements. TIAs submitted to date total approximately \$5,000,000. TIAs are under review by staff and the Project team (construction manager, architect and staff augmentation engineer consultant). The cost to address CSFM requirements may range from several hundred thousand to several million dollars. Any additional construction work not in the Contractor scope of work that is determined to be valid added scope must be incorporated into the contract by means of a Change Order at a negotiated cost to the County. If the County believes another party is responsible for the circumstances that led to the additional work, the County may seek reimbursement for the Change Order cost.

OTHER AGENCY INVOLVEMENT:

PWFP and the Sheriff's Department continue to work jointly with the Project team to meet all State requirements to maintain the conditional award for the grant funding. State Water Resources Control Board and CSFM construction phase inspections will continue throughout the duration of construction. PWFP 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 \$90,514,318 which consists of \$80,000,000 in State AB-900 Lease Revenue Bonds and a County match of \$10,514,872. The current projected Project cost is \$90,501,545.

To date, the County has claimed \$76,000,000 of the \$80,000,000 AB-900 Lease Revenue Bonds grant. Per the Grant Funding Agreement, five percent (5%) (\$4,000,000) of funding is held by the State until the Project is complete.

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Attachment A - Change Order Log

Digitally signed by
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