



Legislation Details (With Board Report)

File #: 19-0709 **Name:** Jail Housing Addition Update Sept 2019
Type: General Agenda Item **Status:** Agenda Ready
File created: 9/6/2019 **In control:** Capital Improvement Committee
On agenda: 9/13/2019 **Final action:**
Title: Receive a Status Report on the Jail Housing Addition, Project 8819 (Project.
Sponsors: Public Works / RMA
Indexes:
Code sections:
Attachments: 1. CIC Report, 2. Attachment A - CIC Budget vs Expenditures MM, 3. Attachment B - CIC Project Milestone Schedule CP, 4. Attachment C - CIC Project Budget MM

Date	Ver.	Action By	Action	Result
9/13/2019	1	Capital Improvement Committee		

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

RECOMMENDATION:

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

SUMMARY:

The Contractor is progressing with the Project, working on Building B interior finishes, elevator completion, and site improvements. The Administration building is almost complete. However, the remaining finishes require the building to be acclimated, which in turn, requires the switchgear to be operational. The elevator completion is contingent on the switchgear as well. Fixed furniture is also being installed. The County and Contractor have provided the additional components required by PG&E, completed the necessary testing of the relay switches, and replaced the fuses with breakers as required by PG&E. Currently, the Project is waiting for PG&E's schedule date for energizing. The site work is progressing with the main lot about to be paved, with striping of the parking spaces following soon thereafter.

The Project is currently within budget and has a remaining contingency amount of \$2 million. Originally, the Project was scheduled to be complete on July 31, 2019. Various negotiated time delays to address Project issues have pushed the estimated completion date to December 31, 2019. Once the Project is complete, it will take the Monterey County Sheriff's Office (MCSO) approximately 60 days to transition into this area of the jail.

DISCUSSION:

The Jail Housing Addition (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 public entrance with video visitation. The Project is located on the west side of the existing jail on an existing parking lot and a fenced secure outdoor yard not currently used. The primary site is 2.65 acres. There is some site work outside this area which is needed to complete the Project. The addition consists of one (1) non-combustible building and includes a single-story administration and public entrance area and a two (2) story, four (4) level inmate housing unit with a connection to the existing jail. The Project has approximately 134,000 square feet with a

building footprint of approximately 55,400 square feet. The structure includes precast concrete cells, columns, beams, and hollow core pre-cast planks with some load-bearing concrete masonry units, metal decking, and reinforced concrete slabs. The single-story portion is a steel frame structure. The Base Bid consists of new construction of an addition, which is a Type I-A construction, non-combustible throughout, which matches the existing jail building construction, with an automatic fire sprinkler system and fire alarm systems.

On June 6, 2017, the Board of Supervisors approved the award of the Jail Housing Addition, Project 8819, Bid Package No. 10568, to the lowest responsible, responsive bidder, S. J. Amoroso Construction Co., Inc., of Redwood Shores, California in the amount of \$66,277,000.

On July 21, 2017, the State Public Works Board approved the AB-900 Lease Revenue Bonds (\$80,000,000) and issued official State approval to award the contract.

Construction:

Progress since last report:

- Security electronics rough-in
- Installation of electrical equipment in electrical rooms
- Area B & C roof including corridor
- Area B & C Exterior Stairs
- Fireproofing multiple areas
- Area C fire sprinkler rough-in
- Area B & C MEP (Mechanical, Electrical, & Plumbing) rough-in
- Installation elevator
- Installation of wall mounted AC Units
- Mounted ceiling light fixtures
- Installation of cable trays and cabling in security rooms
- Installation of HVAC ducting
- Installation of Security System
- Installation of fire sprinklers

Activities planned for the next 30 days:

- Continue installation of electrical equipment in electrical rooms
- Complete switchgear
- Continue installation of cable trays and cabling in security rooms
- Installation of HVAC ducting
- BSCC Inspection
- Exterior stairs in areas B & C
- Rough-in MEPs (Mechanical, Electrical, & Plumbing) in framing
- Tape and finish walkway ceilings
- Continue security system
- Continue fire sprinkler system
- Landscaping

Budget: The total Project budget is \$88,900,000, which includes a construction bid of \$66,277,000 awarded to S. J. Amoroso Construction Co., Inc. as well as contracts with Kitchell CEM for project management services

(totaling \$2,816,670 to date), APSI/Sixth Dimension for project management services (totaling \$2,015,990 to date), and Lionakis, Inc. for architectural services (totaling \$4,511,226 to date). For the time period being reported, the Project is within the project construction and contingency budget. Construction costs incurred to date total \$63,711,269, with \$4,560,967 approved for change orders.

Schedule: The Project is currently within budget; however, the scheduled completion has been extended. The Contractor recently submitted three (3) Time Impact Analysis (TIAs) requesting compensation as well as extending the completion date of the Project to December 31, 2019, with occupancy anticipated in late February 2020. The Project Team negotiated these issues and agreed to compensate the Contractor for half of the time requested and to extend the completion date to December 31, 2019. The State Fire Marshal conducts inspections of the addition on a regular basis. Prior to occupancy of the addition, transition training will be provided to staff, final inspections will be conducted by all agencies, and a final audit will be conducted by an independent auditor.

Design: Architect Lionakis, Inc. continues to support the construction phase attending weekly construction coordination meetings, reviewing submittals, and answering RFIs (request for information) to enable construction activities to proceed expeditiously.

OTHER AGENCY INVOLVEMENT:

RMA-PW and MCSO continue to work jointly with the Board of State and Community Corrections (BSCC) to meet all State requirements to maintain the conditional award and timely move the Project forward to completion.

FINANCING:

Total Project cost is \$88,900,000, of which \$8,900,000, was approved by the Board of Supervisors as the County Match. Total expenditures, through the end of FY 2018-19, are \$71,756,179, with a remaining contingency of \$2,066,033. The County has received reimbursement from the State totaling \$23,291,105; an additional \$35,929,838 is pending receipt (See Attachment A Budget vs. Expenditures Table).

Prepared by: Christine Poe, Management Analyst II (831) 755-5399

Reviewed by: Neville Pereira, Chief of Building Services

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

Attachments:

Attachment A-Budget vs. Expenditures Table

Attachment B-Project Milestone Schedule

Attachment C-Project Budget

cc: Stephen T. Bernal, Sheriff; James Bass, Chief Deputy Corrections