



County of Monterey

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

Board Report

File #: 16-1409, Version: 1

- a. Approve Professional Services Agreement with Kitchell/CEM, Inc. to provide project management services during the Construction Administration Phase of the Jail Housing Addition Project at 1410 Natividad Road, Salinas, California, County Project No. 8819, in a total amount not to exceed \$1,206,000, for a term beginning March 1, 2017 for a period of thirty-four (34) months to December 31, 2019; and
- b. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute the Professional Services Agreement and future amendments to the Agreement where the amendments do not significantly alter the scope of work or change the approved Agreement amount.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve Professional Services Agreement with Kitchell/CEM, Inc. to provide project management services during the Construction Administration Phase of the Jail Housing Addition Project at 1410 Natividad Road, Salinas, California, County Project No. 8819, in a total amount not to exceed \$1,206,000, for a term beginning March 1, 2017 for a period of thirty-four (34) months to December 31, 2019; and
- b. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute the Professional Services Agreement and future amendments to the Agreement where the amendments do not significantly alter the scope of work or change the approved Agreement amount.

SUMMARY/DISCUSSION:

On November 5, 2013, the Board of Supervisors adopted Board Resolution No. 13-339 authorizing the Director of Public Works to negotiate and enter into a Professional Services Agreement (Agreement) with Kitchell/CEM, Inc. (Kitchell) to provide project management services for the Jail Housing Addition Project (hereinafter, "Project") with a not to exceed amount of \$2,000,000 to comply with State full conditional award milestones. On February 21, 2014, the then Director of Public Works executed said Agreement with a term through June 30, 2016. On June 28, 2016, the Contracts/Purchasing Officer executed Amendment No. 1 to extend the term through September 30, 2016 with no associated dollar amount increase to the Agreement for cost estimate reviews following the unfavorable bid results obtained on the New Juvenile Hall project. On September 12, 2016, the Contracts/Purchasing Officer executed Amendment No. 2 to extend the term through June 30, 2017 with no associated dollar amount increase to the Agreement for revision time to coincide with design cost reduction measures.

The County of Monterey, Resource Management Agency (RMA) (hereinafter, "County") has a continuing need for project management services during the Construction Phase of the Project. Kitchell was selected to provide project management services for the Jail Housing Addition through a multi-year agreement (MYA), following a qualification based selection process. Although Kitchell was initially engaged to provide these services through the initial AB900 grant process, it was envisioned that Kitchell could be retained for future phases through construction in the County's sole discretion, and if AB900 project funding was securely committed to County.

The initial proposal from Kitchell to conduct the project management services included all phases of the project from Design Phase through Construction. To better correspond to the phases of the project, the procurement process of the County, and anticipated grant reimbursement requirements, it was decided to break the total services into pre-construction and construction phases, with an Agreement issued for just the first phase. The

pre-construction phase agreement is now close to conclusion and the second portion of project management services is now required. Based on those considerations, the Office of County Counsel recommends a new Agreement for the construction phase of Kitchell's on-going project management services as the County's representative. The services under the Agreement will allow Kitchell to continue to provide project management services during the Construction Phase of the Project in a total amount not to exceed \$1,206,000 for a term beginning March 1, 2017 for a period of thirty-four (34) months to December 31, 2019.

The initial Kitchell Cost Proposal for Project Management Services during the Design through Bidding Phases of the Project dated November 2013 was \$1,506,802. The actual budgeted cost to complete these same services is \$1,428,854.

The initial Kitchell Cost Proposal for Project Management Services during the Construction Phase of the Project dated November 2013 was \$1,500,075. Due to a revised and compressed Construction Cost, the current proposal by Kitchell for this period will be \$1,206,000.

At this time this project is on budget, though not on schedule due to the above mentioned delays.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and Auditor-Controller Office have reviewed and approved the Agreement as to form and legality, and fiscal provisions, respectively.

FINANCING:

There is no impact to the General Fund as a result of awarding this Agreement. In November 2013 the County was granted an additional conditional award of \$43,705,000 in state funds in addition to the \$36,295,000 that had been granted previously, for a total of \$80,000,000. This award plus the \$8,900,000 in matching funds will be used to construct a Title 24-compliant 576-bed Jail Housing Addition on the existing jail site for a total Project cost of \$88,900,000. The total estimated cost of the Agreement for project management services during Construction is \$1,206,000. The expenditures associated with project management services during Construction were included in the overall Project Budget. Sufficient appropriations are available in the FY 2016-17 Adopted Budget for Fund 404, Department 3000, Unit 8174 and Appropriations Unit RMA 015 to finance estimated cost in the current year for the new Agreement.

Prepared by: Donald D. Searle, Acting Chief of Public Works and Facilities - Architecture, (831)
755-5061

Approved by: Benny J. Young, Interim RMA Deputy Director of Public Works and Facilities
Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Attachment A - PSA with Kitchell/CEM, Inc.
Attachment B - Location Map
(Attachments on file with the Clerk of the Board)