



# County of Monterey

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

## Board Report

---

**File #:** 16-1006, **Version:** 1

---

Receive a Quarterly Budget and Schedule Status Report on the New Juvenile Hall, Project 8811 (Project), for period ending June 30, 2016.

**RECOMMENDATION:**

It is recommended that the Capital Improvement Committee receive a Quarterly Budget and Schedule Status Report on the New Juvenile Hall, Project 8811 (Project), for period ending June 30, 2016.

**SUMMARY/DISCUSSION:**

Key schedule components and budget status are summarized below.

**Budget and Schedule:** The project is not on budget. The County received bids for the New Juvenile Hall Project on May 19, 2016. The lowest responsible bidder was \$8.2 million or 21.4% above the State approved \$38.4 million bid day budget prior to the required 10% construction contingency. The bids were tightly grouped with a spread of just 4.6% between the first and third lowest bids. The significant increase in the bid results is indicative of current market conditions attributable to multiple factors including: busy construction market, low number of bidders on wood framing, sitework and utilities, rebounding construction market, lack of skilled labor and low competition in an isolated market. Some minor design features have been incorporated into a revised project bid package.

RMA-Public Works will submit the revised project bid package to the Board of Supervisors for approval of revised drawings on October 4, 2016 for rebid. The overall project schedule will be delayed six months to accommodate the re-bid with a revised Start of Construction scheduled for February 2017. Overall revised project completion will be August 2019.

**State Milestones:** Submittal to the State DOF for Approval of Construction Documents and to re-issue for bid in October 2016.

**Design:** Architect, DLR Group, is revising the Construction Documents. The Architect will incorporate County comments resulting from the bidder reviews into the documents prior to the re-bid date.

**CEQA Process:** CEQA process is complete

**Real Estate Due Diligence:** Real Estate Due Diligence component is complete.

**OTHER AGENCY INVOLVEMENT:**

RMA-PW and Probation continue to work jointly with BSCC to meet all State requirements to maintain the conditional award by moving the project forward.

**FINANCING:**

Total estimated Project cost is \$52,791,824, of which \$17,791,824 was approved by the Board of Supervisors as the County's match. Total expenditures through this quarter are \$3,975,631. The remaining balance of the County's match is \$13,816,193.

The project is not on budget with the current bid results. No additional funding has been identified to address any increased costs due to the inflated bid prices received in May 2016. There is insufficient funding in Fund 402 and Fund 404 to accommodate a higher project cost that exceeds the overall Project Budget. Therefore, the project has had some minor cost saving adjustments made that do not affect the overall project scope and will be rebid along with removal of bidder prequalification's intended to increase overall bidder participation resulting in potentially lower construction bids. This rebid effort will delay the overall project schedule by six months. Staff will submit a revised project bid package to the Board of Supervisors to rebid this project in an accelerated and expedient manner to offset any cost escalations anticipated for the future construction market.

Prepared by: Donald D. Searle, Architectural Services Manager (831) 755-5061

Approved by: Benny J. Young, Interim Director of Public Works and Facilities

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

Attachments:

Attachment A - Project Milestone Schedule

Attachment B - Project Budget

cc: Manuel T. Gonzalez, Assistant CAO; Marcia Parsons, Chief Probation Officer