



Board Report

File #: 19-0209, **Version:** 1

Authorize the RMA Director or Deputy Director of Public Works, Parks and Facilities to approve Change Order No. 180 for the New Juvenile Hall Project in the amount of \$646,193, to change Commercial Storefront frames to Detention Grade Hollow Metal Frames, glazing and corrective work associate therewith.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize the RMA Director or Deputy Director of Public Works, Parks and Facilities to approve Change Order No. 108 for the New Juvenile Hall Project in the amount of \$646,193, to change Commercial Store Front frames to Detention Grade Hollow Metal Frames, glazing and corrective work associate therewith.

SUMMARY:

Change Order No. 108 was submitted by the contractor for a proposed cost of \$760,193. The project team negotiated the amount down, pursuant to the terms of the contract, to \$646,193. Change Order requests that exceed a threshold of \$150,000 require authorization by the Board of Supervisors. This request covers the costs associated with this component for both Phase 1 and Phase 2 of the Project.

This Change Order is time-sensitive due to a lead time of six (6) weeks for manufacture and on-site installation, and schedule impacts that could incur potential additional costs associated with maintaining Project consultants and delay of overall construction. Approval of this request will allow the project to maintain its current schedule, where Phase 1 of the Project would conclude the first week of July 2019. Phase 2 is scheduled to be completed one year following completion of Phase 1.

DISCUSSION:

In June 2018, BSCC identified that the installed aluminum commercial grade storefront glazing systems did not meet required State detention standards. These frames had been ordered and installed according to the plans and specifications of the Architect-of-Record (AOR), which were approved by Board of State and Community Corrections (BSCC) for construction.

Since being discovered in 2018, the Project team has been actively engaged with BSCC, the AOR, and the manufacturer to try to find less expensive alternatives to reordering all affected glazing systems for the entire project. Once a cost-effective solution was agreed upon, a single test mock-up had to be fabricated and destructively tested in front of the BSCC to prove the viability and safety of the concept. This test and proof of concept was approved on March 6, 2019 and the cost estimate worked up for this request.

The originally specified glazing needs to be changed in two ways. The first requires aluminum storefront glazing systems in the secure areas of the Project to be changed to a 'detention grade' hollow metal (steel) frame with security glazing. The second requires commercial grade hollow metal (steel) frames in non-secure areas to be retrofitted to accept the safety glazing. These changes were required by the BSCC despite originally being approved by BSCC during pre-project plan checks.

OTHER AGENCY INVOLVEMENT:

The Probation Department has been involved in identifying and proposing a solution as well as attending the BSCC inspection. The Probation Department agrees with the recommendation to authorize the RMA Director or Deputy Director Public Works, Parks and Facilities to be able to approve Change Order No. 108 for the New Juvenile Hall Project in the amount of \$646,193.

Due to late submission of this Board Report, the CAO Budget and Analysis Division was not provided adequate time to fully review for potential fiscal, organizational, policy, or other implications to the County of Monterey.

FINANCING:

Change Order No. 108, in the amount of \$646,193, is within the Project contingency amount of \$4,317,500, as of writing this report. Approving this expenditure would leave a contingency balance of \$27,148 with the Project only 72% complete overall. Phase 2 has not started. With the dynamics of an on-going construction project, it is expected that the contingency will be expended shortly, despite the Project team actively negotiating other existing change orders pursuant to the terms of the contract. Staff is currently estimating the total cost overrun for the Project and will be reporting back to the Budget and Capital Improvement Committees in the coming months.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Approving Change Order No. 108 allows the Project to keep moving towards the revised completion date of July 2019 for Phase 1. This supports the strategic initiatives of Health and Human Services and Public Safety that is provided by the New Juvenile Hall.

Mark a check to the related Board of Supervisors Strategic Initiatives.

- ☐ Economic Development
- ☐ Administration
- ☒ Health & Human Services
- ☐ Infrastructure
- ☒ Public Safety

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