



County of Monterey

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

Board Report

File #: 20-468, **Version:** 1

Receive a status report on the New Juvenile Hall, Project 8811

RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a status report on the New Juvenile Hall, Project 8811

SUMMARY:

This report reflects the project status at the time of writing this report. Subsequent monthly updates will track progress for outstanding items (completed items will be removed). Staff will also provide the committee with a verbal update on any developments that occur following the submittal of this report.

DISCUSSION:

The New Juvenile Hall, Project 8811 (Project) consists of replacing the Juvenile Hall campus at 1420 Natividad (38,949 s.f., three [3] buildings) with a new campus consisting of six (6) new buildings plus one (1) remodeled existing building (78,441 s.f). The Project was bid as a single construction project implemented in two (2) construction phases to accommodate Probation operations.

Phase I; Consists of five (5) buildings. Buildings 1A and 1B are standard 30 bed housing units. Building 4 is the Administration Building for staff, youth processing, visitation and medical services. Building 6 is a school building with a gym, classrooms and staff support offices. Building 7 is a renovated existing 30 bed dormitory unit.

Phase II; Consists of demolition of two (2) original buildings (Existing Juvenile Hall and Gym). The Existing Juvenile Hall includes administration, youth processing, all youth housing, classrooms and recreation areas. After demolition, construction will begin on two (2) new buildings (Buildings 2 and 5) and transition to full operations. Building 2 is a 30-bed maximum security housing unit. Building 5 is a support services building including a kitchen and laundry.

The original Project completion date for Phase I and II was July 5, 2019. The current projected completion date for Phase I is June 2020, with Phase II projected to be finished by June 2021.

Project Schedule History:

Notice to Proceed: April 24, 2017

Original Schedule - Phase I Completion: July 12, 2018

Revised Schedule #1 - Phase I Completion: November 27, 2018

Revised Schedule #2 - Phase I Completion: June 30, 2019

Revised Schedule #3 - Phase I Completion: December 31, 2019

Current Project Schedule

Current Projected Phase I Completion: June 2020

Transition into Phase I: August 2020

Begin Phase II: September 2020

Phase II Completion: June 2021

Phase I Status Summary:

On April 17, 2020 the California State Fire Marshall (CSFM) inspector approved Temporary Certificate of Occupancy (TCO) permits for buildings 1A, 1B, 4 and 6. The TCO for building 7 is pending final inspection of fire smoke dampers located on a smoke barrier wall per the most recent CSFM inspection. The TCOs allow furniture to be installed in the buildings.

Much of the work in Phase I is complete, and final certificate of occupancy is pending resolution of the following items which are in progress:

- Final CSFM/ Board of State and Community Corrections (BSCC) inspection for additional fire sprinklers to control room (Bldg 4)
- Implementing grout repair and sealant solutions to CMU walls to address water intrusion (Bldgs 4, 6, 1A, 1B)
- Replace broken turf block firetruck driveway with asphalt (Site-Exterior)
- Install fans and duct silencers to address HVAC noise issues and meet required maximum decibel levels (Bldgs 1A, 1B).
- Replace doors with temporary two hour fire rated doors to meet code requirements (Bldgs 1A, 1B)
- Install window privacy film, shower hooks, toilet privacy partitions and alarm device covers in select locations per BSCC requirements. (Bldgs. 4, 1A, 1B, 7)
- Furniture installation and delivery in process
- Address erosion control issues including adding gutters and replacing decomposed granite with concrete in selected areas
- Minor punch list items (BSCC, CSFM, Architect)

Project Status by Building

Attachment A to this report provides a status update by building of recently completed work and remaining tasks, including any pending BSCC or CSFM issues.

Phase II Status:

Phase II has not started. However, where changes orders in Phase I are expected to present similar issues in Phase II, staff negotiated those changes as part of Phase I. The State Fire Marshall informed staff that they require the approved roof design to be revised for Phase II.

Project Budget

- Starting Project Budget: \$58,671,291
- Initial Construction Cost (Bid + Contingency): \$47,492,500
- Initial Soft Cost: \$11,178,791

- Additional Approved Phase I/II Construction Costs: \$2,375,151
- Additional Approved Phase I/II Soft Costs: \$1,839,908
- Current Project budget: \$62,886,350

- Additional Pending Change Orders: \$1,116,200
- Additional Projected Change Orders (Under Review): \$363,941
- Additional Calculated Phase II Contingency Need (20% of remaining Phase II construction): \$1,724,624
- Additional Phase II Soft Costs (Staff Time, Construction Management, Architect etc.): \$1,990,203
- Projected Total Project Budget (Including all cost projections above): \$68,081,318

Phase I change orders totaling \$1,116,200 (including staff estimates for new CSFM revisions) have been reviewed and accepted by the Project team, and staff will be taking a report to the Board of Supervisors with recommended funding options. Funding options may include using existing construction funds allocated for Phase II. In this case, staff would consider revisions to the Phase II scope that would offset the change order cost. If scope revisions are not feasible, a funding request to make up the budget difference would be submitted at a later date. Any scope revisions require approval by BSCC and the California Department of Corrections and Rehabilitation (CDCR).

A summary of the Project budget is included as Attachment B

OTHER AGENCY INVOLVEMENT:

The Resource Management Agency (RMA) and the Probation Department continue to work jointly with BSCC to meet all State requirements to maintain the conditional award for the grant funding. State Water Resources Control Board and State Fire Marshal construction phase inspections will continue throughout the construction duration. RMA continues to work closely with the County Administrative Office (CAO) on estimating additional project funding needs and financing sources.

FINANCING:

The current Board of Supervisors approved project budget as of March 17, 2020 is \$62,886,350 which consists of a State lease revenue bond of \$35,000,000, State required minimum match of \$3,500,000, and additional County funding of \$24,386,350 for a total County funding commitment of \$27,886,350. Previously approved increases for overruns of \$320,681, \$590,963, \$2,577,580 and \$725,835 are included in this budget amount. The County funding is financed by \$26,750,032 from General Capital Assignment and \$1,136,318 from the Facility Master Plan Projects, Fund 404.

Total expenditures through May 2020 are \$50,525,593, including \$40,136,564 in construction costs and \$10,389,029 in soft costs. To date, the County has claimed \$34,485,812 of the \$35,000,000 State SB81 Local Youthful Offender Rehabilitative Facilities Construction grant. A claim for the remaining \$514,188 is being processed for submittal to the State. Per the grant agreement, 5% (\$1,750,000) of SB 81 funding is held by the State until the Project is complete.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Provision of a New Juvenile Hall facility supports the Board of Supervisors Administration, Infrastructure, and Public Safety Strategic Initiatives by enhancing the safety of County staff, facility occupants, and the public.

Economic Development

X Administration

Health & Human Services

X Infrastructure

X Public Safety

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Attachments:

Attachment A: Project Status by Building

Attachment B: Project Budget

Attachment C: Change Order History