



# County of Monterey

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

## Board Report

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**File #:** BC 20-085, **Version:** 1

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

**RECOMMENDATION:**

It is recommended that the Budget 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 sq. ft., three [3] buildings) with a new campus. The grant includes a 3-year construction completion requirement to sell the State bonds. Due to changes required to complete Phase I extending the timeframe by two (2) years, the County staff has been working with the California State Department of Finance (DOF), Board of State and Community Corrections (BSCC) and California Department of Corrections and Rehabilitation (CDCR) to revise the project scope. RMA formally submitted proposals to BSCC and CDCR to revise the project scope, which would generally remove Building 2 (30 high security beds) and Building 5 (kitchen, laundry, storage) from the scope. Operations would be adjusted accordingly.

On June 9, 2020 the County Board of Supervisors adopted a resolution to approve the proposed change of scope. On June 11, 2020 BSCC approved the scope change. CDCR submitted the proposal to the State Public Works Board, scheduled for July 13, 2020. Approval would initiate a formal amendment of the Project scope with BSCC and CDCR. The revised scope would not impact the State lease revenue bond of \$35,000,000. Staff is reviewing existing contracts to amend the scope of work as necessary for Phase II.

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, youth housing, classrooms and recreation areas. The revised scope includes completing outdoor recreation as planned and adding a modular/portable building for institutional storage. There would be a minor change for adding security fencing in areas were Buildings 2 and 5 were planned.

The original Project completion date for Phase I and II was July 5, 2019. The current projected completion date for Phase I is July 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: July 2020  
Transition into Phase II: August 2020  
Begin Phase II: September 2020  
Phase II Completion: June 2021

#### Phase I Status Summary:

##### Items Complete Since Last Report:

- All Temporary Certificate of Occupancy (TCO) permits for buildings 1A, 1B, 4, 6 and 7 have been issued.
- The County has filed for a final Certificate of Occupancy.
- All furniture is installed.
- Security training is complete.
- BSCC virtual inspection is complete, minor punch list items are being addressed.
- Turf block has been replaced with asphalt.
- Wall sealant on Buildings 1A and 1B is complete, Buildings 4 and 7 are in progress.
- Decomposed granite has been replaced with concrete in selected areas.
- Window privacy film, shower hooks and toilet privacy partitions installed per BSCC requirements.

##### Items Pending Resolution Include:

- Install fans and duct silencers to address Heating Ventilation Air Conditioning (HVAC) noise issues and meet required maximum decibel levels (Buildings 1A, 1B). Materials received week of 6/8/20 due to manufacturer delay. Installation is in process. Retrofit work estimated to be complete by end of June.
- Install tamper-proof alarm device covers in select locations per BSCC requirements (Buildings 1A, 1B, 4 and 6). Installation to be complete by end of June.
- Replace select exterior lighting on Building 7 (CSFM). Defective lighting discovered during testing. Replacements procured and will be installed by end of June.
- Add gutters in selected areas to prevent erosion. Materials received week of 6/15/20. Installation in process.
- Install restroom privacy partitions to meet ADA/BSCC requirements (Building 7). Design approved by BSCC. Architect is preparing final drawings.
- Minor punch list items (BSCC, CSFM, Architect).

#### Phase II Status:

Phase II has not started. Phase II scope is under revision. Pending approval with the State Public Works Board, staff will work with the Project team to formally amend the scope of work.

#### Original Project Budget

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

- Additional Approved County Funding: \$4,215,059
- Total Approved Project Funding: \$62,886,350

Revised Project Scope Budget

- Revised Construction Costs: \$45,148,400
- Revised Soft Costs: \$14,328,893
- Additional Project Contingency: \$1,794,739
- Revised Total Project Budget: \$61,272,032

A summary of the Project budget is included as Attachment A.

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 funding to date 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. 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. The revised Project scope reduces the projected budget to \$61,272,032. The difference between the approved funding and projected budget is held in Fund 404.

Total expenditures through May 2020 are \$50,395,343, including \$40,136,563 in construction costs and \$10,258,780 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, five percent (5%) (\$1,750,000) of SB 81 funding is held by the State until the Project is complete.

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

Attachments:

Attachment A: Project Budget

Attachment B: Change Order History