



County of Monterey

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

Board Report

File #: BC 20-154, **Version:** 1

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. Previous reports provided additional details on the New Juvenile Hall, Project 8811 (Project) descope approved by the Board of Supervisors on June 9, 2020. To avoid repetitive status reports, this and future report updates will focus on the revised scope, budget and schedule.

DISCUSSION:

The 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. The Project was bid as a single construction project. In order to accommodate Probation operations during construction, the scope of work has been implemented in two (2) construction phases.

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 I work, consisting of Buildings 1A, 1B, 4, 6 and 7, parking lot, and partial site work as noted in the Plans and Specifications is now complete and occupied.

Phase II; Consists of demolition of two (2) original buildings (Existing Juvenile Hall and Gym) and completing outdoor recreation as planned with the addition of a modular/portable building for institutional storage. Phase IIA will be completed by Zovich & Sons Inc, dba Zovich Construction (Contractor) and includes a small amount of work on Building 7 (Dormitory) where the building connects to the existing facility, demolition of all old Juvenile Hall buildings, and rough grading site work. Phase IIB will consist of completing the outdoor recreation area and courtyard, security fencing around the remaining courtyard and a modular/portable building for institutional storage. Phase IIB design via separate local on-call architectural services is in process. The storage unit procurement is complete. Staff reached an Agreement with Mobile Modular, a federal Government Services Administration (GSA) contract which provides a twenty-five percent (25%) discount to state and local governments. On December 1, 2020, the Board of Supervisors authorized the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute said Agreement. Procurement of Job Order Contract services estimated at \$1.5 million for remaining site work, fencing, and security improvements is underway. The Capital Improvement Committee will be provided an update during the next scheduled meeting.

Current Project Schedule (Descoped)

Notice to Proceed: April 24, 2017

Phase I Complete: August 2020

Transition into Phase II: August 2020

Begin Phase II: September 2020

Finish Phase IIA: January 2021

Phase IIB Completion: June 2021

Phase I Status:

- Phase I is complete.
- The warranty period has started, and staff is coordinating with Probation and the Contractor to address issues that arise.

Phase II Status:

- Staff is working with the Project architect, DLR Group, Inc., and other County consultants to separate Phase II into Phase IIA and Phase IIB.
- Demolition is complete. Rough grading is complete.
- Completion of the Building 7 vestibule, currently connected to the old juvenile hall building, is scheduled to finish in late December/early January
- Final Phase IIA demobilization in January 2021.
- Phase IIB (Storage and remaining site work) preparation to begin January 2021.

The current construction contractor has submitted proposed credits and final billing for the descoped portion of Phase IIB. The proposal included between \$1.2 and \$1.9 million in previously purchased materials that have not yet been billed to the County. Staff is continuing to review payments to date and materials lists to verify this billing claim. The remaining Additional Project Contingency should be able to cover some of this cost, but staff may need additional funds and will return to the Board once amount needed is known.

Revised Project Budget (Descoped)

- Revised Construction Costs: \$45,148,400
- Revised Soft Costs: \$14,328,893
- Additional Project Contingency: \$1,794,739 (\$539,315 remaining)
- Revised Total Project Budget: \$61,272,032

A summary of the Revised Project Budget is included as Attachment A.

OTHER AGENCY INVOLVEMENT:

The Community Services Department - Public Works, Facilities and Parks (PWFP) and the Probation Department continue to work jointly with the Board of State and Community Corrections (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. The PWFP 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 is \$61,272,032 which consists of a State SB81 Local Youthful Offender Rehabilitative Facilities Construction lease revenue bond of \$35,000,000, State required minimum County match of \$3,500,000, and additional County funding of \$22,772,032 for a total County funding commitment of \$26,272,032.

Total expenditures through September 2020 are \$53,929,183, including \$42,118,132 in construction costs and

\$11,811,051 in soft costs. To date, the County has invoiced the maximum ninety-five percent (95%) of the \$35,000,000 allowed prior to project completion. Staff is tracking cumulative eligible expenditures for the total \$35,000,000. To date the County has expended \$34,025,218 of the grant. Most of the remaining eligible costs will occur during Phase IIA.

Prepared by: Florence Kabwasa-Green, Project Manager III (831) 755-4805

Reviewed by: Lindsay Lerable, Chief of Facilities

Shawne E. Ellerbee, Assistant Director of Community Services Department

Approved by: Randell Ishii, M.S., P.E., PTOE, Director of Community Services Department

Attachments:

Attachment A: Project Budget

Attachment B: Change Order History