



# COUNTY OF HUMBOLDT

For the meeting of: 5/24/2022

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File #: 22-634

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**SUBJECT:**

Humboldt County Juvenile Hall Replacement Facility Construction Project, Change Order Numbers: 14.0 and 15.0, Project Number 170212

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve, and authorize the Public Works Director to execute, Change Order Number 14.0 for a total cost increase of \$63,031.69 and a time extension of zero (0) calendar days; and
2. Approve, and authorize the Public Works Director to execute, Change Order Number 15.0 for an \$81,565.25 cost increase and a time extension of zero (0) calendar days.

**SOURCE OF FUNDING:**

Criminal Justice Construction Fund; Board of State and Community Corrections Senate Bill 81; Local Youthful Offender Rehabilitative Facility Construction Funding; Certificates of Participation; and General Fund (1100)

**DISCUSSION:**

On Aug. 16, 2016, the Board of Supervisors awarded the Humboldt County Juvenile Hall Replacement Project ("Project") to Hal Hays Construction, Inc. in the amount of \$15,338,000 with a 500-calendar day construction completion schedule for 2 phases of building and site development. As a result of the county's termination of Hal Hays Construction, Inc. for cause, the construction contract for the Project is currently being completed by the performance bond surety, Western Surety Company, pursuant to a takeover agreement.

Humboldt County's new juvenile hall facility is designed to replace, expand and modernize the existing juvenile hall building (original construction in 1968). New building feature improvements include building code seismic upgrades and fire suppression systems, Americans with Disabilities Act Standards 2010 compliance, upgraded security and surveillance measures providing safe and secure correctional operations for occupants and county staff. The overall scope of site construction work is not only the completion of the new juvenile hall building, but also includes the demolition of the old juvenile hall building, which had been previously adjoined to the Probation Building as a single structure, and which required significant structural remediation. The construction of three recreation

yards including covered recreation basketball courts and an open grass field will occupy the land area where the old juvenile hall facility was located.

This Project is primarily funded through a state-legislated grant and bond. The California SB-81 Local Youthful Offender Rehabilitative Facility Financing Program provides partial project funding from the state but is wholly contingent upon acceptance of an agreement for leaseback of the facility to the State Board of Corrections by Humboldt County. This multi-agency state project coordination has been monitored by the California State Public Works Board, in partnership with the California Department of Corrections and Rehabilitation, and with building construction oversight and lease agreements provided by the California Board of State Community Corrections (“BSCC”). The Humboldt County Department of Public Works has performed the construction management, administration and budget tracking for the county and state.

With respect to the construction contract amount, the state grant provided \$12,930,869 and the County of Humboldt contributed matching funds of \$2,407,131. Additionally, the County of Humboldt is required to guarantee the funding of contingencies, construction change orders and all cost overruns.

Generally, “contingencies” on similar projects are budgeted at 5% of the overall construction price and are specifically intended to cover construction change orders during and throughout the course of construction. The state agreed to a construction contingency amount of \$766,900 for change orders related to the project. It is important to recognize that the contractually approved contingency category amount is only for budgeting purposes and does not necessarily limit the total change orders to that amount, nor does it limit the County of Humboldt’s obligation to fully fund all project cost overruns.

Prior to the start of construction and with the acceptance of Resolution No. 16-95 on Aug. 16, 2016, (Item C-15), the Humboldt County Board of Supervisors committed all the funding requirements to satisfy the BSCC agreement including the County of Humboldt’s “Cash Match” requirements.

Construction change orders previously approved by the Board include 13 change orders, reflecting a total increase in the contract price of \$258,888 and a 153-day time extension to the Project schedule. Change Order Nos. 14.0 and 15.0, which will be charged against the remaining funds in the contingency provision from the original construction budget, are presented for current consideration before the Board, and are detailed below.

Change Order 14 recognizes added work for additional security fencing at the recreation yards, parking lot finish grade corrections and an additional roof drain added to the new roof parapet storm water drainage system. The total construction budget cost increase resulting from Change Order 14 is \$63,031.69. Change Order 14 does not add any additional time to the construction completion schedule.

Change Order 15 approves changes to cabinet door locks to match the existing facility master keys and modifies storm drainage at the front of the building to improve drainage and building access. The total charge to the contingency provision of the construction budget resulting from Change Order 15 is \$81,565.25. Change Order 15 does not add any additional time to the construction completion

schedule.

FINANCIAL IMPACT:

Change Orders Numbers 1.0 through 15.0 have encumbered the total sum of \$403,484.94 against the original contingency budget of \$766,900, which leaves a remaining contingency budget of approximately \$363,415.06. Change Order 13.0 included a request of \$179,519.47 budgeted outside of the contingency budget and included in the FY 2021-22 Juvenile Hall budget (1100234). The cumulative Change Orders Numbers 1.0 through 15.0 have granted a total of 153 days of time extension to the original construction contract.

The Humboldt County Juvenile Hall Replacement Facility Construction Project has been included in the approved FY 2021-22 budget, as well as the proposed FY 2022-23 budget for Capital Projects (1100-170).

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Strategic Framework by providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

California Board of State Community Corrections; California State Public Works Board; California State Department of Finance; California Department of Corrections and Rehabilitation

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve Change Orders 14 and 15. However, this alternative is not recommended since the work that will be provided thereunder is necessary to complete the Project in a safe and timely manner.

ATTACHMENTS:

1. Change Order No. 14
2. Change Order No. 15

PREVIOUS ACTION/REFERRAL:

Board Order No.: G-6; H-3; C-8; C-8; C-17; C-25; C-10; C-18; C-18; H-5; C-19-; C-12; C-15; C-37; C-13; C-21; C-24; C-25

Meeting of: 2/3/11; 4/10/12; 11/27/12; 12/11/12; 5/14/13; 8/13/13; 4/8/14; 7/1/14; 10/6/15; 11/30/15; 5/31/16; 6/7/16; 8/16/16; 6/27/17; 12/11/18; 2/19/19; 2/25/20; 11/2/21

File No.: 19-153; 20-202; 20-207; 21-1586