

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 10/18/2016	(3) CONTACT/PHONE Kathy MacNeill, Project Coordinator (805) 781-5988	
(4) SUBJECT Submittal of a resolution authorizing execution of notice of completion and acceptance for the construction of the Juvenile Hall Expansion project. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt the attached resolution, which authorizes the execution of a notice of completion and acceptance of the Construction of the Juvenile Hall Expansion Project, (Contract No. 320032).			
(6) FUNDING SOURCE(S) Juvenile Hall Building Designation, Facilities Planning Designation, State SB 81, General Government Building Replacement Designation, Capital Projects FC 230, Maintenance Projects FC 200; County Office of Education and In-Kind Match	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 6/21/16; #21, 10/20/15; #17	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 2			

Reference: 16OCT18-C-6

County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works
Kathy MacNeill, Project Coordinator

VIA: Dave Flynn, Deputy Director of Public Works

DATE: 10/18/2016

SUBJECT: Submittal of a resolution authorizing execution of notice of completion and acceptance for the construction of the Juvenile Hall Expansion project. All Districts.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution, which authorizes the execution of a notice of completion and acceptance of the Construction of the Juvenile Hall Expansion Project, (Contract No. 320032).

DISCUSSION

The Juvenile Hall Expansion Project (Project) is located off Kansas Avenue near its intersection with State Route 1 northerly of the City of San Luis Obispo. The Project added approximately 23,400 square feet to the existing facility including classrooms, housing and staff offices. It also provided new indoor and outdoor recreational areas, improved safety and security measures, and retrofitted or otherwise improved energy efficiency throughout the complex.

The Board authorized application for State Senate Bill (SB-81) funding for the Project in 2008 with a conditional acceptance of the State awarded funding in June 2009. The Project proceeded to design under a contract with Ravalt Albrecht Architects as the project architect. Following the state approval of the design, the project was advertised for bids in May 2014 with the construction contract award to Diani Building Corporation of Santa Maria in August 2014 in the amount of \$15,277,000. Construction began in November 2014.

The recommended action by your Board will finalize the construction contract for the Juvenile Hall Expansion Project by executing a notice of completion. The work has been completed within the allowable working days and within the project budget.

OTHER AGENCY INVOLVEMENT/IMPACT

Representatives from the Probation Department, County Administrative Office, Public Works Department, and County Counsel participated in the project steering committee. The Auditor-Controller-Treasurer-Tax Collector was involved at various stages of the Project including the State Bond financing and at final audit.

The California Department of Fish and Wildlife, Army Corps of Engineers, Air Pollution Control District, and the Regional Water Quality Control Board, have been involved throughout the permitting process.

Several California State agencies were involved in the SB-81 funding approval processes including the Board of State Community Corrections, the Department of Corrections and Rehabilitation, the Department of Finance, the Pooled Money Investment Board, the Fire Marshal, and the California State Department of Public Works.

County Counsel provided legal guidance on all aspects of the Project and have reviewed the bid construction services contract as to legal form and effect.

FINANCIAL CONSIDERATIONS

The project is a multi-year project budgeted in the Capital Fund. A total of \$19,213,540 has been spent to date under the established project budget of \$19,984,110. The State committed \$13,120,983 for construction costs through SB-81. The balance of the project was funded by the County with cash and in-kind match and supplemented with funding for classroom equipment from the County Office of Education.

Funding from General Government Building Replacement Reserves – Juvenile Hall Building Designation provided the cash match for construction costs exceeding the State commitment, and for all other project related costs including consultant services and County project administration. The in-kind match was primarily for staff services budgeted under County operations, and a portion was for the value of the land for the expansion.

Diani Building Corp., the Kitchell project management team, County representatives, and the architects of Ravatt Albrecht and Associates worked together throughout the construction contract on value engineering recommendations to manage potentially costly construction increases due to unknown factors and necessary modifications. The value engineering saved \$374,973 in construction costs.

Please see Exhibit “A” for an estimated cost breakdown of the project.

RESULTS

By taking the recommended action, your Board will cause the legal notice of completion for this construction contract to be recorded, and start the period of time during which liens can be filed by subcontractors against the prime contractor.

This date also starts the ninety-day term for filing an audit for the project to the State in support of the SB-81 bond financing for the project, and a ninety-day deadline to begin occupying and operating the new facility.

ATTACHMENTS

1. Vicinity Map
2. Exhibit A - Project Cost Estimates
3. Exhibit B – Chronology of Board Actions
4. Resolution Authorizing Execution of Notice of Completion and Acceptance for the Juvenile Hall Expansion project
5. Notice of Completion and Acceptance

c: Jim Salio, Chief Probation Officer

File: Contract No. 320032

Reference: 16OCT18-C-6

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