



M E M O R A N D U M
DEPARTMENT OF FACILITIES MANAGEMENT
CAPITAL IMPROVEMENTS DIVISION
County of Placer

TO: Board of Supervisors DATE: May 19, 2020
FROM: Steve Newsom, Director of Facilities Management
By: Genevieve Vargas, Senior Architect
SUBJECT: Capital Improvements / Ratify Change Order / PNP Construction, Inc. / Placer
County Auburn Jail Retrofit Project

ACTION REQUESTED

Ratify Change Order No. 3 to the Construction Contract No. 13772 with PNP Construction, Inc. of Applegate, CA, for the Auburn Jail Retrofit Project, Project No. PJ00108, in the amount of \$40,745 resulting in a new total contract amount of \$2,768,160 to address State safety requirements.

Authorize the Director of Facilities Management to approve any remaining Change Orders to complete the project in a total amount not to exceed \$184,431, including the previously authorized amount of \$143,238.

Approve a FY 2019-20 Budget Amendment increasing the Capital Projects Fund, Project No. PJ00108 by \$100,000 and canceling General Fund Reserves Assigned for Capital Projects resulting in \$3,400,000 available toward the updated project costs.

BACKGROUND

On April 9, 2019, your Board approved the construction contract with PNP Construction, Inc. (PNP), for the Auburn Jail Retrofit, Project No. PJ00108 in the amount of \$2,614,774. Your Board also authorized necessary change orders not to exceed \$143,238. The project consists of site improvements including the addition of an exterior door, sallyport and secured walkway to the existing loading dock area; Americans with Disabilities Act (ADA) improvements to restrooms and dayrooms; added security cameras; new flooring and paint; new furnishings and secured officer stations separate from the dayrooms. These improvements were to occur in four of the existing pods located in the Housing Unit 3 of the jail.

During the course of PNP's work, additional work scope was deemed essential to the project and inmate safety. Change Order Nos. 1, 2, and 4 (totaling \$112,641) included changes that needed to be made to the showers, dayroom plumbing, and officer station visibility into the housing unit. These Change Orders increased the total contract amount to \$2,727,415.

Phase 1 of the project has been completed and PNP has made progress towards completion of Phase 2. The project has experienced some unanticipated delays as a result of changes in State Board of State Community Corrections (BSCC) requirements related to inmate safety and anti-ligature after their initial approval of the project. This change was brought to the County's attention on February 26, 2020, and has resulted in unanticipated delay and costs to address an acceptable modification to the bunks and other fixtures within the housing unit. To allow this project to proceed without further delay, staff has authorized Change Order No. 3 in the amount of \$40,745. This Change Order plus Change Order Nos. 1, 2, and 4 exceeds the amount previously approved by your Board. Therefore, staff requests that your Board ratify Change Order No. 3 resulting in a new total contract amount of \$2,768,160.

ENVIRONMENTAL IMPACT

This project is exempt from review pursuant to CEQA Guidelines Section 15301 – Existing Facilities which exempts activities associated with the operation, repair, and maintenance of existing public or private structures or facilities not expanding existing uses.

FISCAL IMPACT

The estimated total project cost is \$3,400,000 including \$2,768,160 in construction, and \$631,840 for design, project management, fees, contingency, and overhead. The original project budget was established at \$3,300,000. The new estimated project cost is \$3,400,000 requiring \$100,000 in additional funds. It is requested that General Fund Capital Reserves cover the additional cost (GL30330 Committed Fund Balance – Capital Projects, OT991007 Capital Assets).