

Central Services
Joan Araujo, Director

Engineering Services
Christopher Cooper, Director

Roads & Transportation
Christopher Kurgan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

December 13, 2022

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

Subject: **Approval of, and Authorization for the Ventura County Public Works Agency Director to Execute, Contract Change Order No. 64 for the Todd Road Jail Health & Programming Unit Project with Sletten Construction Company of Las Vegas, Nevada to Account for Unforeseeable Project Delays for \$2,086,500; Authorization for the Auditor-Controller to Prepare the Necessary Transactions; Specification No. CP18-01; Project No. P6T13401; Supervisorial District No. 3. RECOMMENDATION NO. 2 REQUIRES 4/5THS VOTE**

Recommendation:

1. Approve, and authorize the Ventura County Public Works Agency Director to execute, Contract Change Order No. 64, attached hereto as "Exhibit 2," to the construction contract with Sletten Construction, Inc. of Las Vegas, Nevada ("Sletten") for the Todd Road Jail Health & Programming Unit project ("Project") to account for unforeseeable project delays and increases in material and labor costs for \$2,086,500.
2. Authorize the Auditor-Controller's Office to process the accounting transactions necessary to increase appropriations and revenue as follows: (4/5ths vote required)

Todd Road Jail Expansion Fund C020

INCREASE	2595-2595 Intergovernmental Revenue	\$ 2,786,238
INCREASE	2595-2595 TRJ Health & Programming Unit	\$ 2,786,238

Fiscal/Mandates Impact:

Mandatory:	No
Source of Funding:	Senate Bill 863
Funding Match Required:	Yes, 10% (Previously matched with County contributions)
Impact on Other Department(s):	None



Summary of Revenue and Total Costs:

	<u>FY 2022-23</u>	<u>FY 2023-24</u>
Revenue:	\$ 2,786,238	\$ 0
Costs:		
Direct	\$ 2,786,238	\$ 0
Indirect – Agency/Dept.	\$ 0	\$ 0
Indirect – County CAP	\$ 0	\$ 0
Total Costs	\$ 2,786,238	\$ 0
Net Costs	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

Current FY 2022-23 Budget Projections for TRJ Health and Programming Unit – Unit 2595				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$12,542,079	\$13,232,842	\$12,387,955	\$0
Revenue	\$11,892,079	\$12,242,079	\$12,538,214	\$0
Net Cost	\$ 650,000	\$ 990,763	(\$150,259)	\$0

Discussion:

The Sheriff's Office, with the approval of your Board, submitted a request for State funding under SB 863 in the amount of \$55,137,000 to the Board of State and Community Corrections (BSCC) to construct a 64-bed facility, hereafter referred to as the Health and Programming Unit (HPU), to house those inmates with medical and mental health special needs. On September 18, 2018, your Board awarded the design-build contract for the Todd Road Jail HPU project to Sletten Construction Company (Sletten).

Sletten's original proposal anticipated permit approvals in August 2019. Actual permit approval was received on July 2, 2021. The extent of these delays could not have been anticipated by Sletten at the time they submitted their proposal.

Further, during this period of delay, cost increases to both labor and materials has been significant and unprecedented. Annual inflation for costs of building construction materials has been over 10 percent. Prevailing wages rates also have increased. Unexpected material and labor shortages have also led to increased costs.

Contract Change Order (CCO) No. 64 will cover a portion of the cost increases that were unforeseen at the time of Sletten's proposal.

Costs for this CCO No. 64 will be covered within the original SB 863 funding amount.



On September 17, 2019, your Board approved various other funding sources for the security electronic controls upgrade inside the existing TRJ facility. At that time, your Board also approved reducing the appropriations in the TRJ Expansion Fund, in an amount of \$2,786,238 for the cost of this work. The Public Works Agency is currently negotiating several change orders with the contractor. The appropriations that were previously removed are needed to encumber CCO 64 and several other new change orders.

A vicinity and location map has been included as Exhibit 1.

The funding sources for this project are as follows:

SB 863	\$55,137,000
County Cash Match Requirement	\$4,522,000
County In-Kind Match Requirement	\$1,605,000
Courthouse Construction Trust – Criminal Justice Facility Fees	\$538,338
Fund Balance – Restricted Fixed Asset Acquisition – Public Safety	\$2,048,551
Citizens Option for Public Safety (COPS) Trust	\$500,000
Total	\$64,350,889

The estimated project costs are as follows:*

Original Construction Contract	\$50,189,410
Previously Executed Change Orders	\$1,780,525
CCO 64 – Cost Increases	\$2,086,500
Preliminary Studies	\$103,000
Design Services	\$1,575,000
Permitting Fees	\$800,000
Inspection & Testing	\$756,230
Specialty Items (A/E const. services, transition planning, project liaison services, audit)	\$1,909,000
Project Management	\$3,500,000
Other Design Fees (Including 2-\$50,000 stipends)	\$100,000
Contingency	\$1,551,224
Total	\$64,350,889

*\$35,798,946 was incurred in prior fiscal years.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.



If you have any questions concerning this item, please contact:

<u>Person</u>	<u>Telephone No.</u>	<u>Subject Matter</u>
Chris Cooper	805-654-2096	Contracting, Project Management and Technical requirements
Mark Franke	805-933-8505	Project Justification & Financing

Sincerely,


Christopher E. Cooper, P.E.
Director, Engineering Services

Attachments:

Exhibit 1 – Vicinity and Location Map

Exhibit 2 – CP18-01 CCO No. 64

