

COUNTY OF SANTA BARBARA  
GENERAL SERVICES

# Northern Branch Jail Project Update

March 17, 2020



GENERAL SERVICES

# Project History

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- In 2008 Santa Barbara County secured a conditional AB 900 (Phase I) award from State of California
- Award would have reimbursed the County up to \$56.295 million toward construction of the Northern Branch Jail
- Phase 1 reimbursement was limited to 75% of eligible expenses for construction of a 304 bed facility



# Project History

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- October 2011, Corrections Standards Authority (CSA) announced Phase II to the AB 900 Jail Construction Financing Program
- Increased the percentage of the project that is paid from State conditional awards from 75% in Phase I funding, to 90% in Phase II
- County applied for Phase II funding and relinquished previous \$56.295 million AB 900 Phase I award in order to apply for a Phase II conditional award of \$80 million (367 beds)



# Project History

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- January 15, 2013, the Board of Supervisors entered into a Jail Construction Agreement with the Board of State and Community Corrections (BSCC) for the NBJ AB900 Phase II project
- AB900 Phase II to provide \$80 million towards the cost of the project
- April, 2016 bids for construction of the NBJ and site improvements, were opened



# Project History

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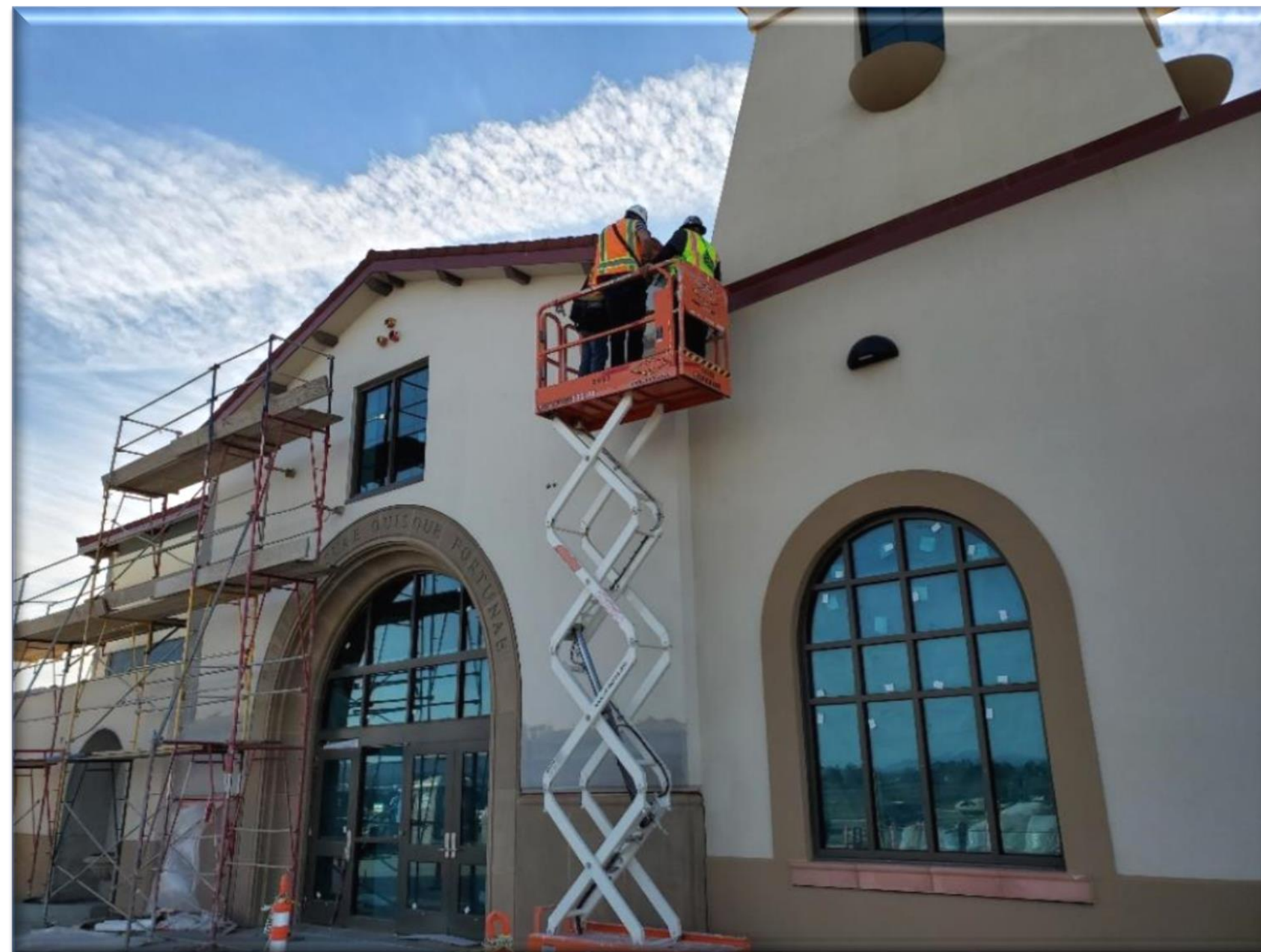
- Bids for both bid packages significantly exceeded the engineer's estimates nearly 17% above the engineer's estimate
- Overall project budget had to be increased from \$96.1 million to \$110.8 million with a 3.6% contingency
- June 21, 2016 Board of Supervisors approved \$110.8 million project budget with a target completion date of September, 2018

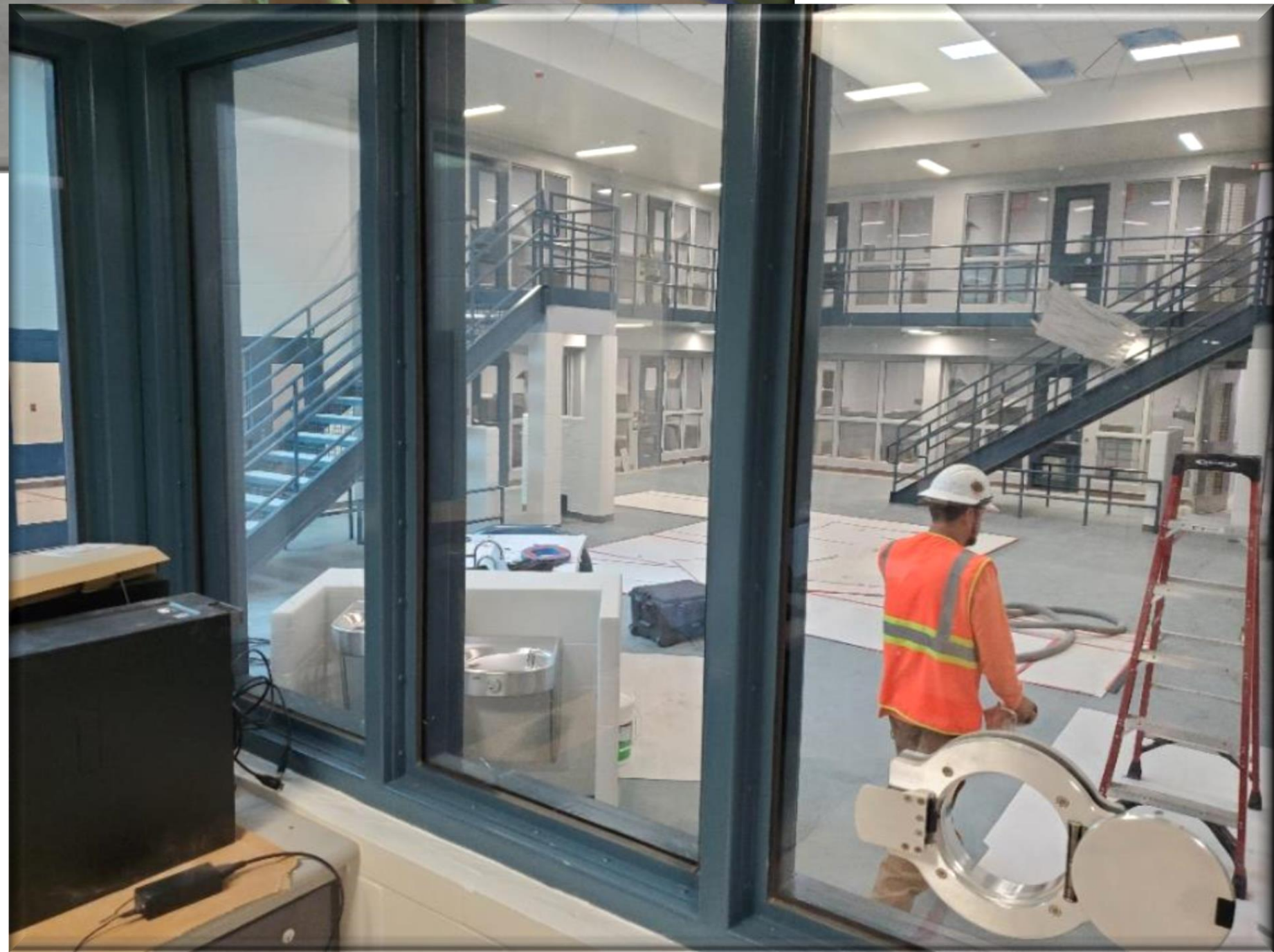


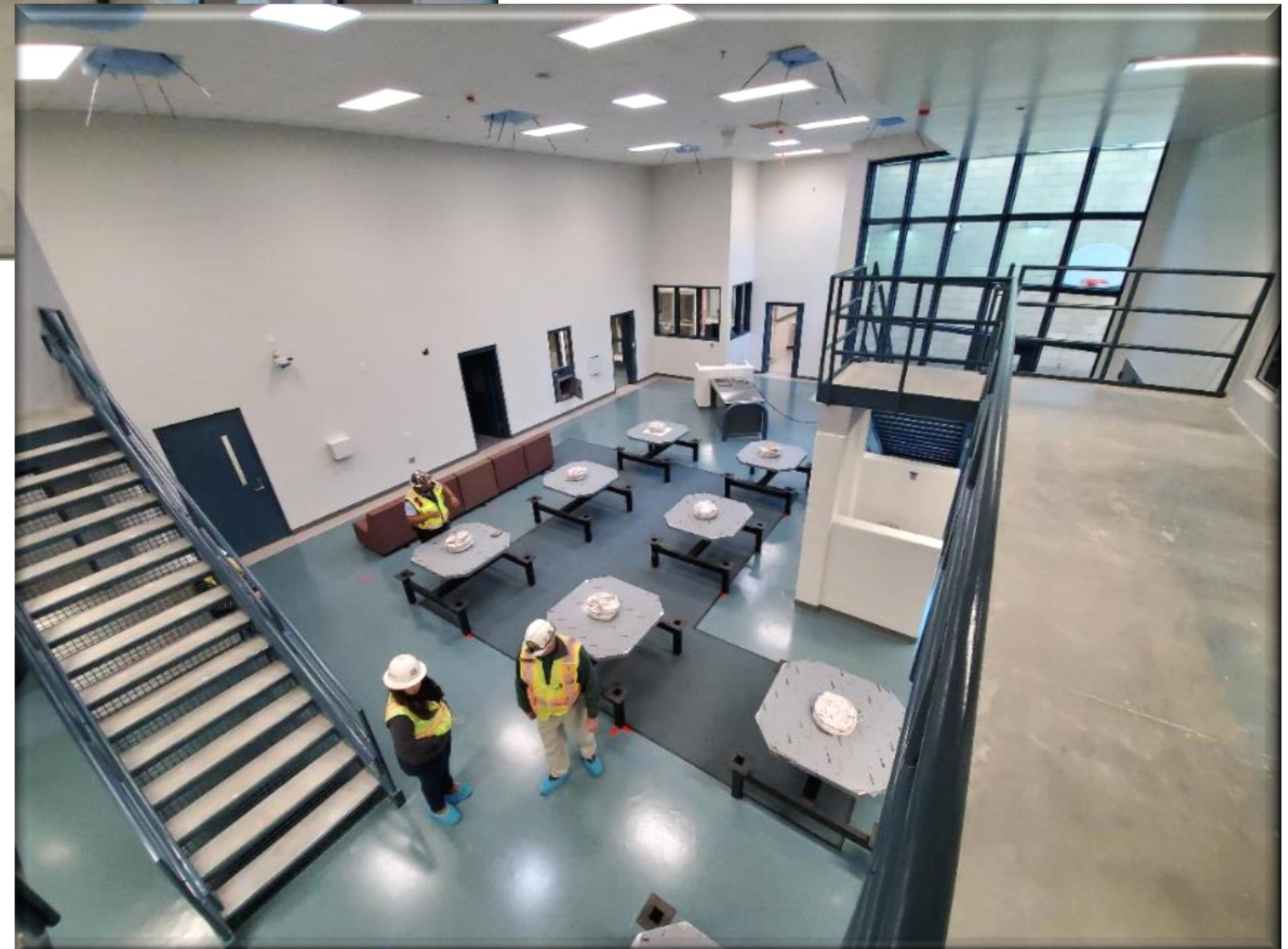
# Current Status

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- Project is approximately 98% complete
- Current estimated substantial completion date is now June 2020 with projected occupancy in September 2020









# Project Issues

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- Project has experienced several delays for various reasons
- June 2019, Rosser International, Inc., principal Architectural and Engineering design consultant for the project, ceased operations and left the job before the end of their contract
- Minimal interruption in architectural services, but there have been delays and added costs as a result of Rosser leaving the project



# Project Issues

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- Additional delays to the construction progress
  - Earthwork subcontractor refusing to execute a subcontract with SJ Amoroso Construction Company Inc. (SJA) after it was awarded,
  - Inclement weather impacting critical path construction sequencing,
  - Contractor's coordination of the work,
  - Material procurement delays and design changes necessitated by either design errors and omissions, or regulatory agency compliance.



# Need for Additional Contingency Funding

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- Numerous change orders and contract extensions have resulted in the need for additional contingency
- Final total costs of the project now estimated to increase from the original amount of \$110.8 million to a total ranging between \$119 million and \$121 million
- Immediate need of \$5 million in additional contingency this fiscal year
- Additional project funding request will be made in upcoming FY20-21 budget process



# Recommendation

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- a) Receive an update from staff on the progress and construction costs of the Northern Branch Jail (NBJ) AB900 Phase II Project;
- b) Approve the attached budget revision to increase appropriations within the general fund and authorize funding in the amount of \$5,000,000 from the NBJ Operating fund to address the anticipated funding requirements this fiscal year for the NBJ project;
- c) Re-authorize the General Services Director or designee to approve additional change orders to the County's contract with SJ Amoroso Construction Company Inc. (BC16215) for a contingency amount up to \$5,000,000 for the construction of the AB900 Phase II Northern Branch Jail Project Bid Package 1 (BP-1) for a total project authorization of \$10,405,727
- d) Find that this project is exempt from CEQA

# Recommendation

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- c) Re-authorize the General Services Director or designee to approve additional change orders for a contingency amount up to \$5,000,000; and
- d) Pursuant to 14 CCR §15162(a) that no subsequent EIR or Negative Declaration is required for this project

