



Board Agenda Item 50

DATE: August 4, 2020

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Amendment to Agreement with Kitchell Capital Expenditure Managers, Inc.,
Construction Management

RECOMMENDED ACTION(S):

Approve and authorize Chairman to execute the First Amendment to Agreement No. 14-736 with Kitchell CEM, Inc., for construction management services for the West Annex Jail (WAJ), currently under construction, effective upon execution with no change in term and increasing the extra services allocation by \$579,739 to \$1,656,134, which will increase the total maximum compensation amount to \$5,379,986.

The recommended amendment will increase the maximum amount of extra services compensation to \$1,656,134, in order to accommodate the extended date currently contemplated for completion of WAJ construction, and provide adequate compensation for constructability reviews, inspection services, project and construction management through project completion.

ALTERNATIVE ACTION(S):

If the recommended action is not approved, the contract will lack sufficient funding to pay for consultant services.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. Sufficient appropriations are included in Department of Public Works and Planning West Annex Jail Orgs 8845 (State SB 1022), 8846 (Leasehold Improvements), and 8847 (Central Plant) FY 2019-20 Adopted Budget and will be included in the FY 2020-21 budget request. Construction management services are eligible for State Reimbursement SB 1022 grant funds and are matched with a portion from County funding.

DISCUSSION:

On December 16, 2014, the Board approved consultant agreement #14-736 with Kitchell CEM, Inc., (Kitchell/CEM), to provide construction and project management through building commissioning for a fully functional correctional facility, the WAJ project.

Ongoing construction of the WAJ will continue past the scheduled August 26, 2020 completion date; the current estimated completion date is Spring 2021. The recommended action would increase the extra services compensation amount for Kitchell/CEM, which would allow for continued services through project completion. Project completion currently stands at approximately 72%. Interior masonry is 99% complete

and the roof system is approximately 70% complete. Kitchell/CEM will continue to provide quality project management communication and responsiveness to the County. The services provided on the project to date have minimized the construction delays to the extent reasonably possible.

REFERENCE MATERIAL:

BAI #48, December 16, 2014

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Amendment to Agreement with Kitchell CEM, Inc.

CAO ANALYST:

Debbie Paolinelli