

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA #: *B-2

AGENDA DATE: January 24, 2017

SUBJECT:

Accept the Thirteenth Update in Accordance with Public Contract Code Sections 20134 and 22050 for Emergency Remediation/Repairs at the Health Services Agency Central Unit, 830 Scenic Drive in Modesto, to Repair Water Damage and Restore Essential County Operations

BOARD ACTION AS FOLLOWS:

No. 2017-26

On motion of Supervisor Monteith, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended


2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office
Urgent Routine

BOARD AGENDA #: *B-2

AGENDA DATE: January 24, 2017

CEO CONCURRENCE: *pkc*

4/5 Vote Required: Yes No

SUBJECT:

Accept the Thirteenth Update in Accordance with Public Contract Code Sections 20134 and 22050 for Emergency Remediation/Repairs at the Health Services Agency Central Unit, 830 Scenic Drive in Modesto, to Repair Water Damage and Restore Essential County Operations

STAFF RECOMMENDATIONS:

1. Accept the thirteenth update on the state of the emergency remediation and repairs at Health Services Agency Central Unit in accordance with Public Contract Code Sections 20134 and 22050 to repair water damage and restore essential County operations.

DISCUSSION:

On June 12, 2016, around 11 a.m., security staff at the Health Services Agency (HSA) Central Unit discovered flooding had occurred, caused by a failure of the heating circulation pump located in the mechanical equipment space above the 3rd floor of the Central Unit Building. Water flowed to parts of the 3rd, 2nd, 1st and basement floors. The incident occurred at the old Hospital building, which was fully used by the Agency for support and Specialty Clinics and some space for the Community Services Agency. County staff immediately secured the building and redirected all employees and impacted clinical operations to temporary locations as the scope of this damage became more clear.

On June 14, 2016, the Board of Supervisors in accordance with Public Contract Code Sections 20134 and 22050 approved the delegation of authority for the Chief Operations Officer or her designee to serve as Project Manager for all aspects of the HSA Central Unit water damage remediation/repair project. Further, the Board found that the remediation and repairs from water intrusion and damage at the HSA Central Unit is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15269 (b), and directed staff to prepare and file a Notice of Exemption. Finally, the Board directed the County's Risk Manager or his designee to make the claims regarding the HSA Central Unit water intrusion incident and damages to all applicable insurers.

Abatement work has been completed and affected staff from the Health Services Agency and Community Services Agency (CSA) have been relocated temporarily to County Center III, previously used by the Stanislaus County of Education. The County Center III facility temporarily houses the HSA's California Children's Services, the Child Health and Disability Prevention Program, and Emergency Preparedness Program. The movement of these programs off the Scenic Campus has enabled the return of the CSA Eligibility and Intake, and Welfare-to-Work programs.

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Hazardous material abatement at the Central Unit is now complete. HSA staff continue the on-going process to move equipment located in the areas affected by the flood to other locations. The Contractor has completed the build back on the 1st floor of the Central Unit to improve accessibility of services for staff and clients.

The Project Manager continues to work with the Project Team, the Contractor, Risk Management and the Insurer to develop a forward strategy to determine any and all future uses of the facility, including the possibility of repairing the facility under today's building code requirements.

The current update includes a pending evaluation of the scope of work to fully repair the building or seek an insurance settlement based on the damages incurred. This work continues along with the coordination with the County's Insurer to seek closure to this claim.

POLICY ISSUE:

Public Contract Code Section 22050 (a)(1) states, "In the case of an emergency, a public agency, pursuant to a four-fifths vote of its governing body, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts." Further, Public Contract Code Section 22050 (c)(1) requires staff to report on the emergency at its next regularly scheduled meeting and every 14 days thereafter until the emergency is terminated. The next update will occur on February, 7, 2017 at the next regularly scheduled Board of Supervisors' Meeting.

It is important to note that following emergency procedures will still require prevailing wage and the use of local subcontractors is anticipated.

FISCAL IMPACT:

The County maintains "all-risk" property and fire insurance on the Health Services Agency and improvements, with all standard coverage in an amount equal to their full insurable value, with a replacement cost endorsement, excluding the cost of excavation and of foundation below the level of the lowest basement floor. The County's insurance coverage includes continuity of operations coverage.

The Project Manager executed a contract with Belfor to complete the emergency abatement, demolition and clean-up of the site. Belfor is an approved contractor of the County's insurer which will ensure the initial demolition and clean-up phase can be procured efficiently and without any delays that may arise through a lengthy approval process.

Currently, the cost to repair the damage and to restore the building for occupancy is being estimated. It is not yet known whether all expenses incurred as a result of the flood damage will be recoverable by the County's insurance after the \$10,000 deductible is met. Until the County formally settles a claim for the losses incurred, the project costs are being temporarily funded out of the Chief Executive Office – Plant Acquisition budget, out of existing appropriations previously approved by the Board. The County continues the process of

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compiling its direct costs, which include costs for relocating staff from the Central Unit to County Center III, for reimbursement by the Insurer.

BOARD OF SUPERVISORS' PRIORITY:

Approval of this action will address this unexpected situation and promote efficiency in the administration of the County's operations. Additionally, this action supports the Board's priorities of A Safe Community, A Healthy Community, Effective Partnerships, and Efficient Delivery of Public Services.

STAFFING IMPACT:

Existing Capital Projects Staff will manage this construction project in coordination and collaboration with Chief Executive Office Risk Management Division and Health Services Agency staff.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333

ATTACHMENT(S):

None