

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

DEPT: Public Works

BOARD AGENDA #: \*C-7

AGENDA DATE: July 25, 2017

**SUBJECT:**

Authorize the Use of Additional Public Facilities Fees for the Public Works Maintenance Shop and Administrative Building Reconstruction

BOARD ACTION AS FOLLOWS:

No. 2017-418

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Monteith

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. M-64-K-7

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

DEPT: Public Works

Urgent

Routine

JC

BOARD AGENDA #: \*C-7

AGENDA DATE: July 25, 2017

CEO CONCURRENCE:

4/5 Vote Required: Yes  No

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**SUBJECT:**

Authorize the Use of Additional Public Facilities Fees for the Public Works Maintenance Shop and Administrative Building Reconstruction

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**STAFF RECOMMENDATIONS:**

1. Authorize the use of an additional \$238,694 of Public Facilities Fees for the Public Works Maintenance Shop and Administration Building Reconstruction Project.

**DISCUSSION:**

The Public Works Morgan Facility is a 15.3 acre site originally developed in the 1950's, with most structures built and occupied by 1958. The original site has seen various minor improvements and maintenance efforts, but much of the site remains in its original state. In July 2010, the Board of Supervisors approved the Public Works Master Plan/Needs Assessment which contained a recommendation for a multi-phased project to replace the Morgan facility. In February 2014, LDA Partners were contracted for the project design, and in December 2014, the project was approved by the Capital Facilities, Debt Advisory, and Public Facilities Fees (PFF) Committees. The project's financing plan included a funding mixture of a Congestion Mitigation Air Quality (CMAQ) grant, the partial use of the fund balances of Morgan Road Heavy Equipment Shop and Road and Bridge, Public Facilities Fees, and internal borrowing from the 2006 Tobacco Endowment Fund.

As identified in the funding plan, in December 2014 the department presented a request of \$2,592,795 to the PFF Committee. The Committee determined the project to be a legitimate use of PFF funds. The financing plan, with a request to use \$2,592,745 of PFF, was approved by the Board of Supervisors on February 3, 2015.

On February 3, 2015 the Board of Supervisors approved the financial plan for the construction of the Public Works Maintenance Shop and Administration Building Project, and on April 21, 2015 preliminary plans were adopted. On January 12, 2016, the Board authorized an agreement with Harris & Associates for construction inspection and management services. Construction of the Morgan Road Heavy Equipment Shop/Administrative Building project began on February 23, 2016.

As the Phase I of the project nears its final stages, the department submitted a revised project cost to the Board of Supervisors that will cover change orders for unforeseen work. The unforeseen work includes two separate instances of unsuitable material excavations and

**Authorize the Use of Additional Public Facilities Fees for the Public Works Maintenance Shop and Administrative Building Reconstruction**

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disposal, multiple removals and disposal efforts of man-made buried objects, and the discovery, damage, and repair of unknown existing site utilities (water and septic). The department has administered approximately twenty contract change orders to date, including modifications to the Heavy Equipment Shop structural system to better facilitate the overhead crane and air and lube systems. The project has also experienced 48 days of rain delay which has greatly increased the cost for inspection and administration staffing. The department has contained costs quite tightly and believes it can deliver the project with a conservative contingency of \$740,095, which is approximately 5% of the original estimate, and less than the industry standard of 10% for projects of this nature.

On April 18, 2017, the Board of Supervisors approved the revised project cost and the use of up to \$740,095 of contingency funding for change orders. Based on the original project estimate in 2014, the project was eligible for PFF funding of \$2,831,439. Since \$2,592,745 of PFF funds have already been drawn, the remaining allowable funding is \$238,694.

The department submitted a supplemental request to the PFF Committee on May 18, 2017 for the remaining allowable funding amount. The PFF Committee determined the request to use \$238,694 for completion of this project is appropriate use of PFF funding. As a result, of this recommended action, the total project budget, including contingencies, will be \$16,734,965.

**POLICY ISSUE:**

The Board of Supervisors must authorize the use of Public Facilities Fees.

**FISCAL IMPACT:**

By qualifying for and receiving the additional \$238,694 Public Facilities Fees (PFF) funding, the department will reduce the amount requested for the Internal Financing or the use of fund balances. No budget adjustment is necessary as these funds were included in the Fiscal Year 2017-2018 Adopted Proposed Public Works Road Projects Budget.

<b>Cost of recommended action:</b>	\$ 238,694
<b>Source(s) of Funding:</b>	
PFF - Auditor Controller (AC) Developers Fees- Other Facilities	\$ 238,694
<b>Funding Total:</b>	238,694
<b>Net Cost to County General Fund</b>	\$ -

<b>Fiscal Year:</b>	2017-2018
<b>Budget Adjustment/Appropriations needed:</b>	No

<b>Fund Balance as of 5/31/17:</b>	
PFF - AC Developers Fees-Other Facilities	\$ 1,433,978

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**BOARD OF SUPERVISORS' PRIORITY:**

This action is consistent with the Board's priorities of A Safe Community and A Well-Planned Infrastructure System by replacing aging, dilapidated buildings and constructing CNG compliant facilities which support public works.

**STAFFING IMPACT:**

Existing Public Works staff is providing oversight of this project.

**CONTACT PERSON:**

Matt Machado, Public Works Director

Telephone: (209)525-4153

**ATTACHMENT(S):**

1. Public Facilities Fees Committee approval for the use of \$238,694



**CHIEF EXECUTIVE OFFICE**

*Stan Risen  
Chief Executive Officer*

*Patricia Hill Thomas  
Chief Operations Officer/  
Assistant Executive Officer*

*Keith D. Boggs  
Assistant Executive Officer*

*Jody Hayes  
Assistant Executive Officer*

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**MEMO**

**DATE:** June 13, 2017

**TO:** Matt Machado, Director  
Stanislaus County Public Works

**FROM:** Tim Fedorchak, Sr. Management Consultant, Capital Projects  
Public Facilities Fees Committee Chair

**SUBJECT: Public Facilities Fees (PFF) Committee Approval – Public Works Morgan Road Shop Buildings**

At its meeting on May 18, 2017, the Public Facilities Fees Committee determined that the request by Public Works for use of additional Public Facilities Fees Funds in the amount of \$238,694 (to exhaust the current balance in Fund 6408/Other Facilities and pull the remaining balance from Fund 2408/Other Facilities) for the completion of construction on Phase I of the Administration and Morgan Road Shop Buildings identified in the Morgan Road Operations Yard Facility Master Plan is a legitimate use of Public Facilities Fees (PFF) funds.

The PFF Committee provides oversight of the funds; however, the ultimate authority for use of the funds lies with the Board of Supervisors. It is the Department’s responsibility to make the request of the Board of Supervisors for approval to use the funds. This may be done through either a stand-alone agenda item or inclusion in the quarterly budget process.

Once your Department has taken the request to the Board, please provide a copy of this letter to me as the Chairman of the PFF Committee and to Curtis Lee in the Auditor’s Office with the date your request went before the Board of Supervisors and the BOS Agenda Item Number (below) in order to facilitate reconciliation of funds expended. When preparing standard journals for transfers out of PFF funds, include the Board Action Number in the “Line Description” column of the standard journal for tracking purposes.

Thank you.

TF:ss

cc: Melody Bughi, Auditor’s Office

BOS Date \_\_\_\_\_

Agenda Item Number \_\_\_\_\_  
(i.e. \*B-1 or by using the action number on the item 2015-118)