

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

DEPT: Chief Executive Office

BOARD AGENDA:6.B.13
AGENDA DATE: October 30, 2018

SUBJECT:

Acceptance of the First Update in Accordance with Public Contract Code Sections 20134 and 22050 for Emergency Remediation/Repairs at 10th Street Place, to Repair Exterior Water Damage on the South Side of Facility

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0532

On motion of Supervisor Withrow _____, Seconded by Supervisor Chiesa _____
and approved by the following vote.

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


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

BOARD AGENDA:6.B.13
AGENDA DATE: October 30, 2018

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Acceptance of the First Update in Accordance with Public Contract Code Sections 20134 and 22050 for Emergency Remediation/Repairs at 10th Street Place, to Repair Exterior Water Damage on the South Side of Facility

STAFF RECOMMENDATION:

1. Accept the first update in accordance with Public Contract Code Sections 20134 and 22050 for emergency remediation/repairs at 10th Street Place, to repair exterior water damage on the south side of the facility.

DISCUSSION:

For several years, 10th Street Place Maintenance staff have responded to minor water leaks during rain storms on the south side of 10th Street Place. It was believed that these leaks were caused by faulty window seals that have continued to deteriorate since the building was opened in 1999.

Recently it was determined that the damage is greater than previously believed. During rain storms, water has intruded into the walls, causing accelerated wear, saturation and further deterioration of the foam installation of the building. The recent emergency water leak on June 7, 2018, which also occurred on the facility's south-side, allowed for further investigation of the facility's condition.

During facility restoration, the carpet was removed, and walls were opened, and it was subsequently determined that the extent of the damage has now extended into the facility's stucco exterior causing multiple holes to be developed in the building. Failure to act immediately may cause weakening of the building's structure, potential for mold, and further interior water damage.

On September 25, 2018, by unanimous vote, the 10th Street Place JPA Commission delegated authority to the Stanislaus County Board of Supervisors to take any action necessary on behalf of the JPA to repair and restore the building.

On October 9, 2018 the Board of Supervisors declared an Emergency in accordance with Public Contract Code Sections 20134 and 22050, designated the Chief Operations Officer as Project Manager, authorized the Project Manager to negotiate

and execute a contract with Solid Solutions Construction Services Inc. (Solid Solutions), of Modesto, California, and take any other action necessary to restore the facility.

The Project Manager has been actively negotiating a contract with Solid Solutions and expects to have an executed contract by October 25, 2018. The Contract work is estimated to be completed by the end of November.

The solutions to repair the Facility will include:

- Patch and reinforce all stucco damages/wall deficiencies with a stucco patch system for the entire south side of the facility, facing J Street;
- Reinforce walls with polyesters or fiberglass scrim patching materials;
- Seal the wall with a silicon coating to waterproof the entire building; and,
- Reseal all windows with silicone materials.

The Contractor will also take steps to protect the building from further damage during inclement weather during restoration.

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. Due to the fact there is no meeting scheduled for November 13, 2018, the next update will occur at the next regularly scheduled Board of Supervisors' meeting on November 20, 2018.

FISCAL IMPACT:

On September 25, 2018 the Joint Powers Agency Commission approved an initial project budget using 10th Street Place Capital Improvement Funds of \$330,000, which includes an estimated construction cost of \$295,000 plus \$35,000 for project administration. The project will be funded by the Joint Powers Agency Commission's Fiscal Year 2018-2019 Capital Reserve Fund budget, which has an available balance of \$512,000. This project has no additional fiscal impact to the County.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Boards' priority of *Delivering Efficient Public Services and Community Infrastructure* by declaring an emergency to abate, repair and restore the 10th Street Place facility.

STAFFING IMPACT:

The project will be successfully completed by the Chief Executive Office Capital Projects team.

CONTACT PERSON:

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