

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

DEPT: Chief Executive Office

BOARD AGENDA #: *B-3

AGENDA DATE: April 19, 2016

SUBJECT:

Approval to Authorize the Project Manager to Execute a Change Order within the Approved Budget for the Public Safety Center Expansion Project AB 900 Phase II Project One (Maximum Security/Medical/Mental Health Housing) for Upgrades to the Boosted Water System

BOARD ACTION AS FOLLOWS:

No. 2016-181

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow
and approved by the following vote.

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

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
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-3

AGENDA DATE: April 19, 2016

CEO CONCURRENCE:

pht

4/5 Vote Required: Yes No

SUBJECT:

Approval to Authorize the Project Manager to Execute a Change Order within the Approved Budget for the Public Safety Center Expansion Project AB 900 Phase II Project One (Maximum Security/Medical/Mental Health Housing) for Upgrades to the Boosted Water System

STAFF RECOMMENDATIONS:

1. Authorize the Project Manager to execute a Change Order with Hensel Phelps Construction Company not to exceed \$1,300,000 for the Public Safety Center Expansion AB 900 Phase II Project One, within the approved project budget, to upgrade the Boosted Water System at the Public Safety Center.
2. Authorize the Project Manager to request a reimbursement from the State of California for costs associated with the Boosted Water Upgrade.
3. Direct the Auditor-Controller to transfer funds from the approved Construction Contingency to the Construction Account for the recommended Change Order and it's related contingency in accordance with the recommendation and the Budget Journal which is attached.
4. Authorize the Project Manager to negotiate any additional actions within the approved project budget to complete the Boosted Water System Upgrade.
5. Approve a 39-day non-compensable time extension for AB 900 Project One and Project Three to Hensel Phelps for the upgrades to the Boosted Water System at the Public Safety Center.

DISCUSSION:

On June 17, 2014, the Board of Supervisors approved a conditional award of a design-build construction contract for the AB 900 Phase II Public Safety Center Jail Expansion Project One (Maximum Security/Medical/Mental Health Units), subject to State Approval, and approved a design-build construction contract for the Public Safety Center Jail Expansion Project Three (Intake, Release, Transportation) to Hensel Phelps of San Jose, California.

During final design of these Public Safety Center Expansion Projects, County Maintenance Staff expressed concerns regarding the reliability of the County's aging boosted water system. It was reported that the existing centrifugal pumps have exceeded their useful life, require constant repair, and struggle to meet the flow demands needed for the Public Safety Center.

Approval to Authorize the Project Manager to Execute a Change Order within the Approved Budget for the Public Safety Center Expansion Project AB 900 Phase II Project One (Maximum Security/Medical/Mental Health Housing) for Upgrades to the Boosted Water System

When the boosted water system is being repaired, the facility experiences water system down times. Water system down time is not an acceptable situation on systems that provide building fire protection.

Another key concern is the loss of water pressure from the City of Ceres. The City of Ceres is required to provide water at 20 PSI to the Public Safety Center (PSC) site. The boosted water pumps then increase the system's pressure to 85 PSI. The City of Ceres water system currently experiences significant drops in pressure at night while the City replenishes the water in its large storage tanks. While the City maintains the minimum required pressure, it is prudent for the County to install a water tank as protection from the City of Ceres system's nightly water pressure drops during the tank re-filling operations.

The existing electrical power unit is also a cause of low efficiency which will be addressed with the boosted water upgrades. With the installation of modern style variable frequency drive pumps, a new electrical control system matched to the pumps will be installed to maximize efficiency. The electrical control system will provide for automation and accommodate safety accessories as required by the State Agencies.

During the ensuing design reviews of PSC Expansion Projects One and Three by Authorities Having Jurisdiction (AHJ's), the State Fire Marshal also expressed concern regarding the ability of the County's existing boosted water system to provide adequate delivery of building fire sprinkler service water to existing facilities and the larger facilities to be constructed on the campus. In order to address this concern, the County's engineer provided a narrative of upgrades to the County's boosted water system that would be complete before completion of Public Safety Center Expansion Projects One and Three.

The proposed system is designed and will be installed to meet the State of California Fire Marshal requirements for the systems' delivery of building fire sprinkler service water. The pumping plant has been designed and will be installed to operate and serve the site requirements, while minimizing the maintenance requirements and energy demands.

POLICY ISSUE:

Failure to upgrade the boosted water system jeopardizes the County's obligation to the State of California for a March 31, 2017 opening. Approval of this Change Order is necessary to ensure the County can provide adequate fire life services for the Public Safety Campus and is critical for the State Fire Marshal's approval to open the AB 900 Project One and Project Three Facilities. On March 1, 2016 the Board of Supervisors Capital Facilities Committee, comprised of Supervisors Monteith and O'Brien supported the recommended actions.

FISCAL IMPACT:

The boosted water system is a critical component in the Public Safety Center campus safety systems. The pumps in this system boost the pressure in the water line in order to operate all of a building's fire sprinklers at once in the event of a fire. The existing pumps are over 20 years old. They require frequent maintenance and often incur impeller damage because they are unable to handle the system's flow demands. The pumps and their electrical control

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system need to be replaced. In addition, a new 64,000 gallon water tank will be added to the system to ensure proper flow when water pressures from the City of Ceres delivery system drops.

The proposed Change Order from Hensel Phelps is \$1,197,396. Also included in the requested change to the Project Budget is a contingency for the boosted water effort for a total exposure not to exceed \$1.3 million, which is available in the approved Project Budget. Major components of the project include installing a new 64,000 gallon tank, upgrading the systems pumps and upgrading the electrical systems needed to operate the system throughout the Public Safety Center. The remaining AB 900 Project One contingency budget is \$1,610,597 which includes all pending change orders as of April 12, 2016.

The Project Manager has confirmed with State Agencies that the upgrades to the existing boosted water system is an eligible cost under the State AB 900 Phase II Jail Construction Funding guidelines, as the system is a key component to the current housing units already under construction.

Cost of recommended action:	\$ 1,300,000
Source(s) of Funding:	
AB 900 Project One Contingency Funds (AB 900 Phase II Funding at 90% and County Match at 10%)	1,300,000
Funding Total:	\$ 1,300,000
Net Cost to County General Fund	\$ -

Fiscal Year:	15/16
Budget Adjustment/Appropriations needed:	NO

BOARD OF SUPERVISORS' PRIORITY:

Approval of this Change Order is consistent with the Board of Supervisors' priority of A Safe Community by ensuring the Public Safety Center has sufficient fire protection systems.

STAFFING IMPACT:

This portion of the project will be handled by existing Capital Project Staff.

CONTACT PERSON:

Patricia Hill Thomas, Project Manager, Telephone: (209) 525-6333

ATTACHMENT(S):

1. Budget Journal

Attachment 1


Database FMSDBPRD.CO.STANISLAUS.CA.US.PROD
 Balance Type Budget
 Data Access Set County of Stanislaus
 Ledger * List - Text County of Stanislaus
 Budget List - Text LEGAL BUDGET
 Category * List - Text Budget - Upload
 Source * List - Text CEO NJB
 Currency * List - Text USD
 Period List - Text APR-16
 Batch Name Text
 Journal Name Text JV CEO CP000409
 Journal Description Text AB 900 PROJECT
 Journal Reference Text
 Organization List - Text Stanislaus Budget Org
 Chart Of Accounts Accounting Flexfield

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Upl	Fund (4 char)	Org (7 char)	Account (5 char)	GL Project (7 char)	Location (6 char)	Misc. (6 char)	Other (5 char)	Debit incr appropriations decr est revenue	Credit decr appropriations incr est revenue	Line Description Text
	2027	0061124	80310	0004720	000000	000000	00000	1300000		CONSTRUCTION
	2027	0061124	80570	0004720	000000	000000	00000		1300000	CONTINGENCY
								Totals:	1300000	1300000

Tip: This is not the end of the Template. Unprotect the sheet and insert as many rows as needed.

Explanation:
 MOVE CONTINGENCY TO CONSTRUCTION

Requesting Department NORMA BAKER	CEO 	Date Entry	Auditors Office Only
Prepared by 3/29/2016	Supervisor's Approval 4/15/16	Keyed by	Prepared By 3/30/2016
Date	Date	Date	Date