

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

DEPT: Chief Executive Office

BOARD AGENDA: 7.B.1
AGENDA DATE: January 7, 2020

SUBJECT:

Approval of an Update on Emergency Repairs to the Public Safety Center West, Minimum Housing Unit One, and Support Services Facility's Fire-Life Safety, Secure Electronics, Video Surveillance Systems, and Additional Needed Repairs

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2020-0006

On motion of Supervisor DeMartini Seconded by Supervisor Withrow

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Berryhill

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:7.B.1
AGENDA DATE: January 7, 2020

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval of an Update on Emergency Repairs to the Public Safety Center West, Minimum Housing Unit One, and Support Services Facility's Fire-Life Safety, Secure Electronics, Video Surveillance Systems, and Additional Needed Repairs

STAFF RECOMMENDATION:

1. Approve an update on emergency repairs to the Public Safety Center West, Minimum Housing Unit One, and Support Services Facility's fire-life safety, secure electronics, and video surveillance systems along with the abatement of water damage found in the mechanical chases at the Public Safety Center West.

DISCUSSION:

The Public Safety Center West (PSC West), Minimum Housing Unit 1 (MHU1) and Support Services are all experiencing significant operational challenges due to aging security electronic controls and fire alarm systems, as well as discontinued parts and equipment to maintain these systems. The security electronic controls are outdated and deteriorating. The fire alarm system is also outdated and does not operate effectively.

On June 25, 2019, the Board of Supervisors approved a Professional Services Agreement with HOK Architects Inc., of San Francisco, California (HOK), to perform a study of the security electronic system, the fire alarm system and video surveillance coverage at the PSC West, MHU1, and Support Services facilities.

The purpose of this survey was to provide an assessment of various systems and upgrade options with recommendations for short-term and long-term solutions. Upon conclusion of the study, HOK recommended an immediate replacement of the fire-life safety system and secure electronic system, noting that an unrecoverable failure in the security electronic automation system is imminent. They also noted that due to the age of the existing fire alarm equipment, the main fire alarm control panel and all associated devices and wiring should be replaced. In addition, HOK recommended to update and expand the Closed-Circuit Television (CCTV Surveillance Cameras).

Based on the findings from HOK, the Board of Supervisors declared an emergency on September 10, 2019, in accordance with California Public Contract Code Section 20134 and 22050, and authorized the Chief Operations Officer to act as Project Manager to begin immediate repairs to the systems.

Update on Water Abatement and Repairs Within PSC West

Recently, water damage inside the areas in the facility where the mechanical and electronic components are located within the PSC West facilities, was discovered by the Sheriff's Office and the General Services Agency. The County immediately hired Mountain View Environmental of Modesto, California, to test for hazardous materials. Tests have confirmed that such materials exist; however, they are currently encapsulated within the mechanical chases. Testing continues on a weekly basis.

Due to the fact that the damage was caused by water, the County has notified its insurer of this matter and conducted site walks with representatives from Belfor USA (Belfor) and the County's insurer. On November 5, 2019, the Board of Supervisors approved expanding the existing emergency to allow for immediate repair of this damage. The project team is in constant contact with the County's insurer regarding this matter.

In early December, the County's insurer sent a "Cause and Origin" firm to perform tests regarding the cause of the damage and to assist in determining if this was a covered event. This firm has completed its work and the County has received notification from its insurer that this event is covered. A plan to abate and repair the water damage is being developed by Belfor. Additionally, as the electronic equipment and wiring are located in these areas, these repairs are necessary to proceed with the approved fire-life safety, secure electronics and video surveillance project.

Update on Fire-Life Safety, Secure Electronics and Video Surveillance Project

Since the last update to the Board of Supervisors on December 10, 2019, the team continues to make significant planning progress. A Construction Management firm has been retained to assist in this emergency project.

On October 23, 2019, six firms attended a Pre-Proposal Conference and participated in a site walk at the Public Safety Center. During the Conference, the project team provided information on system specifications and described the need to stabilize the existing system, while assisting in the design and installation of the new system. Three proposals for the project were received on November 27, 2019, and were evaluated by the project team. Two firms were invited to participate further in the process and initial interactive sessions with the proposers were held on December 5 and December 19, 2019. A contract will be awarded by the Project Manager to the firm who best meets the County's needs.

In addition, work continues with the County's insurer to evaluate the water damaged areas and develop strategies to prepare the areas for the improvements needed and seek appropriate insurance coverage for this phase of the work.

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 that there is no Board of Supervisors’ Meeting scheduled for January 21, 2020, the next update will occur at the next regularly scheduled Board of Supervisors’ meeting on January 28, 2020.

FISCAL IMPACT:

Fire-Life Safety, Secure Electronics and Video Surveillance Project

On September 10, 2019, the Board of Supervisors approved a project budget of \$5,887,000 as reflected in the chart below.

Project Component	Estimated Cost
Fire Alarm (PSC West)	\$940,000
Fire Alarm Minimum Housing Unit 1	196,000
Fire Alarm-Support Services Building	66,000
Security Controls/Security Cameras (PSC West)	2,100,000
Security Controls/Security Cameras (Minimum Housing Unit 1)	314,000
Security Controls Cameras (Support Services Building)	292,000
Construction Contingency	400,000
Total Construction Costs	4,308,000
Project Administration*	1,579,000
Total Estimated Project Costs	\$5,887,000

**Project Administration amount of \$1,579,000 includes \$650,000 for the expert consultant contract (HOK), funding for a construction management firm, inspection services, appropriations for other professional services that may be needed, salaries for project staff, and a design contingency.*

The sources of funding for these projects includes a \$5 million General Fund contribution, assigned for this purpose, and \$887,000 in previously approved appropriations to improve detention facilities. Additional funds will be needed for the mold remediation and Deferred Maintenance funds have been identified as a possible source of funding as well as any insurance proceeds.

Abatement of Water Damage

The cost to abate and repair the water damage found within the mechanical chases is not yet known. It is anticipated that these repairs will largely be covered by the County’s insurer. At a minimum, the County will be responsible for the required \$10,000 insurance deductible. Funds for this deductible are available within the 2019-2020 Adopted Final Budget in the CEO-Plant Acquisition budget.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of *Supporting Strong and Safe Neighborhoods* and *Delivering Efficient Public Services and Community Infrastructure* by ensuring that the Public Safety Center has modern secure electronics and fire-life safety systems and that water damage in the Public Safety Center West is abated and repaired.

STAFFING IMPACT:

This project will be completed by existing staff in the Chief Executive Office, General Services Agency and the Sheriff's Department.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer.

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