

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

DEPT: General Services Agency

BOARD AGENDA: 7.B.3
AGENDA DATE: May 20, 2025

SUBJECT:

Approval of Plans and Specifications for the Frank Raines Regional Park Build Back Project and Authorization for the General Services Agency Director/Purchasing Agent, Acting as Project Manager, to Issue a Notice Inviting Bids, Set a Bid Due Date of June 25, 2025, Establish a Project Budget in the Amount of \$2,522,530, and Related Matters

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2025-0243

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

Ayes: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and Chairman B. Condit _____

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: Kelly Rodriguez
KELLY RODRIGUEZ, Assistant Clerk of the Board of Supervisors

File No.

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

DEPT: General Services Agency

BOARD AGENDA:7.B.3
AGENDA DATE: May 20, 2025

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: Yes

SUBJECT:

Approval of Plans and Specifications for the Frank Raines Regional Park Build Back Project and Authorization for the General Services Agency Director/Purchasing Agent, Acting as Project Manager, to Issue a Notice Inviting Bids, Set a Bid Due Date of June 25, 2025, Establish a Project Budget in the Amount of \$2,522,530, and Related Matters

STAFF RECOMMENDATION:

1. Approve plans and specifications for the Frank Raines Regional Park Build Back Project.
2. Authorize the General Services Agency Director/Purchasing Agent to issue a Notice Inviting Bids for the Frank Raines Regional Park Build Back Project.
3. Authorize the General Services Agency Director/Purchasing Agent to set a bid due date of June 25, 2025, and adjust the bid due date as necessary.
4. Establish the General Services Agency Frank Raines Regional Park Capital Project budget of \$2,522,530.
5. Direct the Auditor-Controller to establish appropriations and estimated revenue of \$2,522,530 in the General Services Agency Frank Raines Park Build Back Capital Project legal budget unit, as detailed in the attached budget journal.
6. Direct the Auditor-Controller to increase estimated revenue by \$497,171 and appropriations by \$125,310 in the Parks and Recreation Capital Projects legal budget unit, as detailed in the attached budget journal.
7. Authorize the General Services Agency Director/Purchasing Agent, or designee, to act as Project Manager.
8. Authorize the Project Manager to record a Notice of Completion with the County Clerk-Recorder's office and perform all necessary project close-out actions upon project completion.

DISCUSSION:

The Frank Raines Regional Park offers outdoor enthusiasts nearly 3,000 acres of rugged California Coast Range slopes for a variety of activities. The Minniear Area encompasses over 1,000 acres of undeveloped land designated for non-motorized recreation use. The Frank Raines Day Use Area provides picnic tables, barbecues, a themed playground, and more. For campers and Off-Highway Vehicle (OHV) enthusiasts, the Frank Raines OHV Park is located across from the Day Use Area. The Santa Clara Unit (SCU) Lightning Complex Fires destroyed valuable Park amenities and facilities necessary for operations in the Day Use Area and OHV Park.

On August 25, 2020, the Stanislaus County Board of Supervisors proclaimed a local emergency in Stanislaus County due to the SCU Lightning Complex Fires, which resulted in significant damage to Frank Raines Regional Park properties. Since then, County staff have worked with the County's insurer to demolish and remediate the damaged areas at Frank Raines Regional Park. That effort is complete, and the site was tested to ensure it is free of hazardous materials.

On October 3, 2023 (Board Resolution 2023-0500), the Board of Supervisors approved proceeding with a project to rebuild three structures destroyed by the fire and established a project budget of \$2,522,530 within the Parks and Recreation Capital Projects budget unit. Since then, County staff have worked with an architect and authorities having jurisdiction to design the structures to current building and fire codes.

With the demolition and removal of fire-damaged buildings and hazardous ash complete, staff are ready to build back the structures necessary for the Park's function to today's building codes. The plans and specifications (available from the Clerk of the Board) include a new pole barn used for storage, an Americans with Disabilities Act (ADA) compliant restroom adjacent to a parking lot that will serve the day use and playground area, a Ranger station, and several hundred feet of fencing.

At this time, staff recommends the approval of plans and specifications to rebuild the public restroom located within the playground/softball area of the park, the ranger station, and covered storage. Staff also recommends the creation of a new Legal Budget Unit (LBU) within General Services Agency (GSA) to support the project. Funds will be transferred into the new GSA project budget from the existing Parks and Recreation Capital Projects budget to cover estimated project costs.

If approved, staff will release the Notice Inviting Bids and advertise in a local newspaper as required by Public Contract Code 20125. It is anticipated that staff will receive bids no later than 2:00 pm on Wednesday, June 25, 2025, and only adjust that bid date if necessary. Staff will return to the Board of Supervisors with recommendations for project next steps after that date.

POLICY ISSUE:

California Government Code Section 29125 provides that transfers and revisions to the adopted appropriations may be made by an action formally adopted by the Board of Supervisors at a regular or special meeting by four-fifths vote.

Public Contract Code Section 20124 (a) provides that the Board of Supervisors shall adopt plans, specifications, strain sheets, and working details for a project whose value exceeds \$200,000.

Public Contract Code 20125 requires the County to advertise bid opportunities for performance of the work in a daily or weekly newspaper that is widely circulated in the county. If no such newspaper is available, the notice must be posted in three public places for at least two weeks.

FISCAL IMPACT:

On December 17, 2020, the County received an initial \$1,108,404 in insurance proceeds resulting from the SCU Lightning Complex Fires that damaged Frank Raines Regional Park. These funds were received in the Parks and Recreation Capital Projects fund.

On March 15, 2022 (Board Resolution 2022-0104), the Board authorized a transfer from the Parks and Recreation Capital Projects budget to the GSA Frank Raines Demolition Park Project budget in the amount of \$554,000. Upon completion of the demolition project, approximately \$78,353 remained unspent in the budget and was returned to the Parks and Recreation Capital Projects fund.

On October 3, 2023 (Board Resolution 2023-0500), the Board of Supervisors authorized an increase in revenue and appropriations in the Parks and Recreation Capital Projects LBU totaling \$1,956,530 and \$2,522,530, respectively, for the purpose of rebuilding the structures destroyed at the Frank Raines Regional Park.

Total anticipated funds for the rebuild project is \$2,522,530, detailed in the table below.

Project Funding Source	Amount
Rebuild portion of initial insurance payout of \$1.108M	\$554,404
Balance amount from Demolition and cleanup	\$78,353
Additional insurance payout received in August 2023	\$455,998
Additional insurance payout received in February 2024	\$936,604
Available Insurance Proceeds	\$2,025,359
Anticipated insurance claim remaining	\$497,171
Total Anticipated Insurance Proceeds	\$2,522,530

The recommended project budget for the GSA Parks Frank Raines Regional Park Build Back Project is detailed in the table below:

Project Costs	Budget
Staff Salaries and Benefits	\$40,000
Professional Services	\$393,530
Interfund Charges	\$10,000
Subtotal Project Administration	\$443,530
Construction	\$1,890,000
Construction Contingency	\$189,000
Subtotal Project Construction	\$2,079,000
Total	\$2,522,530

Recommended actions include increasing the Parks and Recreation Frank Raines Project estimated revenue budget by \$497,171 for the anticipated insurance payout, creating a new GSA Frank Raines Regional Park Build Back Project LBU, and transferring the existing capital project budget of \$2,522,530, from the Parks and Recreation Project budget to the GSA project budget.

If approved, existing appropriations in the Parks and Recreation Capital Project LBU totaling \$2,397,220 (which includes \$2,095,000 in Fixed Assets) will be reduced to zero,

Operating Transfers Out will be increased by \$2,522,530 for a combined increase of \$125,310 in appropriations, and estimated revenue will be increased by \$497,171 for the anticipated insurance proceeds. The new GSA Frank Raines Regional Park Build Back Project LBU will increase Operating Transfers In and appropriations by \$2,522,530 among the Services and Supplies, Intercounty Expenditures, and Fixed Assets accounts. See attached budget journal for details.

If approved, total project costs incurred to date and open encumbrances in the Parks and Recreation Capital Project LBU related to the rebuild project will be transferred into the GSA Frank Raines Regional Park Build Back Project. Total costs incurred to date are approximately \$161,456 and open encumbrances are approximately \$38,952.

BOARD OF SUPERVISORS' PRIORITY:

Approval of these recommended actions is consistent with the Board of Supervisors' priority of *Enhancing Community Infrastructure* by ensuring that Frank Raines Regional Park has a safe, accessible, and well-planned outdoor space for the community.

STAFFING IMPACT:

This project will be completed by existing staff in the General Services Agency and the Parks and Recreation Department, along with one-time contracted construction administration and management staff.

CONTACT PERSON:

Andrew Johnson, GSA Director/Purchasing Agent	(209) 525-4380
Tera Chumley, Director of Parks and Recreation	(209) 525-6750

ATTACHMENT(S):

1. Plans and Specifications - Available from Clerk
2. Budget Journal

Plans and Specifications

(Available from Clerk)



Budget Adjustment Template

Budget Entry Identifier (For department tracking only) JV15100

*SC_FUND[...] (4 char)	*SC_COST CENTER[...] (7 char)	*SC_ACCOUNT[...] (5 char)	*SC_PROJECT[...] (7 char)	*SC_LOCATION[...] (6 char)	*SC_MISC[...] (6 char)	*SC_INTERFUND[...] (4 char)	*SC_FUTURE[...] (5 char)	Increase to Expense, Decrease to Revenue	Decrease to Expense, Increase to Revenue	Net Increase/(Decrease)	Comment
2250	0061350	73537	0000000	000000	000000	0000	00000	40,000		40,000	Incr Govt fund capital proj labor chg
2250	0061350	63000	0000000	000000	000000	0000	00000	393,530		393,530	Incr Professional & special services
2250	0061350	74302	0000000	000000	000000	0000	00000	10,000		10,000	Incr Interfund Purchasing Chgs
2250	0061350	80300	0000000	000000	000000	0000	00000	1,890,000		1,890,000	Incr Structures & improvements
2250	0061350	80305	0000000	000000	000000	0000	00000	189,000		189,000	Incr Change order contingency (Structures & Improvement)
										-	
2135	0035717	63000	0000000	000000	000000	0000	00000		210,683	(210,683)	Decr Professional & special services
2135	0035717	73537	0000000	000000	000000	0000	00000		91,537	(91,537)	Decr Govt fund capital proj labor chg
2135	0035717	80300	0000000	000000	000000	0000	00000		1,870,000	(1,870,000)	Decr Structures & improvements
2135	0035717	80305	0000000	000000	000000	0000	00000		225,000	(225,000)	Decr Change order contingency (Structures & Improvement)
2135	0035717	85850	0000000	000000	000000	0000	00000	2,397,220		2,397,220	Incr Operating transfers out
2250	0061350	46600	0000000	000000	000000	0000	00000		2,397,220	2,397,220	Incr Operating transfers in
										-	
2135	0035717	85850	0000000	000000	000000	0000	00000	125,310		125,310	Incr Operating transfers out
2250	0061350	46600	0000000	000000	000000	0000	00000		125,310	125,310	Incr Operating transfers in
										-	
2135	0035717	41400	0000000	000000	000000	0000	00000		497,171	497,171	Incr Insurance proceeds
										-	
										-	
Total								5,045,060	5,416,921	5,667,541	

Explanation: 1. Establish initial project budget of \$2.52 million for the GSA Parks Frank Raines Regional Park Capital Project.
 2. Decrease PKS Capital Projects LBU-Professional & Special Services by \$210,683, decrease PKS Capital Projects LBU-Govt Fund Capital Proj Labor Chg by \$91,537, decrease PKS Capital Projects LBU- Structures & Improvements by \$1,870,000, decrease PKS Capital Projects LBU-Change Order Contingency (Structures & Improvement) by \$225,000, increase PKS Capital Projects LBU-Op Trans Out by \$2,397,220, and increase GS Parks Frank Raines Regional Park Project-Op Trans In by \$2,397,220.
 3. Increase PKS Capital Projects LBU-Op Trans Out and increase GS Parks Frank Raines Regional Park Project-Op Trans In by \$125,310 for the expected insurance payout reimbursement to the capital project following completion of the rebuild.
 4. Increase PKS Capital Projects LBU - Insurance proceeds for anticipated insurance claim remaining
 Accts 73537 and 74302 do not have offsetting interfund revenue entries due to intrafund revenue previously budgeted at Proposed Budget 2025.

Requesting Department	CEO	Auditor-Controller's Office
Cara Kiely	Jennifer Toste	Christopher L Barnes
Prepared by	Approved By	Approved By
10/9/2024	12/11/2024	12/12/2024
Date	Date	Date