



# SONOMA COUNTY

## GENERAL SERVICES DEPARTMENT

CAROLINE JUDY  
DIRECTOR

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### Attachment 1 Main Adult Detention Facility Boiler Replacement Additional Funding Request

**SUBJECT:** Buhler Construction JOC Contract Proposal for the MADF Boiler Replacement Kitchen Project

General Services (GSD) is tasked with the replacement of three (3) boilers at the Main Adult Detention Facility (MADF) under the deferred maintenance program. The existing boilers are approximately 25 years old and essential to the operations of the kitchen. The Sheriff Personnel and GSD consider the boilers a critical component for food preparation and sanitization/cleaning of cookware necessary to be compliant with health code standards and sanitization protocols. One boiler is already inoperable and the condensate return tank is developing a hole in the bottom. The condition of the existing boilers and feed water pump assembly elevates the risk of loss of services plus higher costs of repairs should additional units fail, which will compromise the functionality of the detention center and drive the cost of these State mandated services even higher. It bears mentioning that excessive lead times are associated with replacement of this equipment.

On March 16, 2021, Sonoma County Board of Supervisors (BOS) adopted a resolution approving budget adjustment to the FY 20/21 Budget in the amount of \$1,322,272 using Deferred Maintenance funds to complete the recommended high priority projects in FY 20/21.

The MADF boilers are on the list under Projects in Progress and received \$425,000 in funding based on the initial scope of work and projected costs. The initial scope of work and project costs did not include the boiler feed water pump assembly or construction work plan considering the facility's requirement for continuous steam generation. Both of these items have increased the cost of the project.

At this time, GSD has selected a JOC contractor to perform the services and has received job-order-costing proposals to perform the additional construction work.

#### Boiler Feed Water Pump: [\$64,151.23]

Boiler feed water pump was discovered to be in need of replacement during the course of planning for this project. We received a price to replace the water feed system via eGordian JOC Contractor Buhler at \$51,945.30 (Materials: \$27,745, Labor: \$19,945, Contractor: \$4,245). The work will take 1-3 days to install and the materials have a lead time of 5-7 weeks. Gordian fees \$1,012.93. There will be some additional PM expenses (\$3,168) and design services retainer (\$6,000) to review RFI's, submittals and pay apps. FacOps labor costs projected at \$2,025.

#### Extended Work Plan Option: [\$57,432.27]

An "extended" work plan is warranted on this project and essential to ensure steam generation is uninterrupted during the construction phase. The continuous supply of steam to the MADF kitchen and

equipment is required for meal preparation and washing of cookware. The process will entail the removal, replacement, commissioning of each individual boiler – one at a time versus all of three at once at specific times as allowed. The cost of the extended work plan is \$51,757.99 in JOC services with a Gordian fee of \$1,009.28. PM expenses are projected to be \$2,640. FacOps labor costs projected at \$2,025.

Total in contingency at the moment is \$53,265.87. I would recommend keeping a 10% construction cost contingency in reserve (\$39,737.67). Total ask is listed in the chart below.

	Amount	Note(s):
Boiler Feed Water Pump	\$64,151.23	Includes: Materials: \$27,745, Labor: \$19,945, Contractor: \$4,245. eGordian fees \$1,012.93. PM expenses \$3,168. Design services retainer \$6,000. FacOps labor costs projected at \$2,025.
Extended Work Plan Option	\$57,432.27	Includes: project \$51,757.99 in JOC services with an Gordian fee of \$1,009.28. PM expenses are projected to be \$2,640. FacOps labor costs projected at \$2,025.
Current Contingency less reserve	-\$13,528.20	(\$39,737.67 minus \$53,265.87)
TOTAL:	\$108,055.30	