



Legislation Text

File #: 2020-0200, **Version:** 1

To: Sonoma County Board of Supervisors
Department or Agency Name(s): General Services
Staff Name and Phone Number: Matthew Mendonsa, 707-565-2552
Vote Requirement: 4/5th
Supervisorial District(s): All

Title:

County Center Drive Parking Realignment: Request Additional Funding

Recommended Action:

Adopt a resolution authorizing budgetary adjustment and transfer and loan of \$300,000 in General Fund allocated to the American with Disabilities Act (ADA) Improvements Project to finance the improvements for the County Center Drive Parking Realignment project as a result of increases to construction costs including ADA compliant sidewalks and curb cuts, striping, soil and off-haul contingencies, and time-escalation costs. (4/5th Vote Required)

Executive Summary:

General Services is requesting a budget adjustment to increase the funds available for the County Center Drive Parking Realignment project sufficient to cover the actual cost of construction. Construction bids have come in higher than the original cost estimates from February 2019. A budget augmentation is required to complete the construction. This project includes areas designated for accessibility improvements and facilities identified in the SETP. Given the necessity to increase available parking, these funds will be on loan from the ADA program fund, and then repaid as part of the FY 20/21 Capital Budget. The parking stalls generated by the project are critically needed to help alleviate the extreme parking shortage on the County campus that will result once construction begins on the new County Courthouse.

Discussion:

Background:

The County Government Center campus currently accommodates parking for employees of the County, Superior Court employees and jurors, as well as members of the public accessing government services. A total of 2,749 surface parking stalls exist on the County campus with approximately 427 of these available for the public and 2308 available for employee parking.

Parking at the County Center is being reduced as a result of the new Sonoma County Courthouse construction and properties transferring to the State. Based on the Courts' interpretation of the applicable Joint Occupancy Agreements as to the subject lots, 856 parking stalls (638 parking stalls and another 218 dedicated public timed parking spaces) are being claimed by the Courts and therefore being displaced. In addition, the Behavioral Health Housing Unit project will displace 99 parking spaces for twenty-four months of construction. Therefore, staff in February last year recommended several strategies for ensuring adequate parking is available for employees and the public.

On February 26, 2019 the Board of Supervisors approved multiple staff recommendations relating to parking on the County Government Center campus as part of a plan to mitigate parking loss and displacement due to construction of the State Courthouse. Among these was an authorization of funding for three parking projects totaling \$555,923 and awarded in the following amounts:

- 1. Mendocino-P26 Lot Improvements \$203,555.** Status: Complete. Actual project cost \$242,210.
- 2. New Fleet Lot-P28 Lot Improvements \$161,664.** Status: Design complete, Funded Construction start date 4/1/2020.
- 3. County Center Drive Realignment \$190,704.** Status: Architectural Design complete. Balance of Funds: \$108,893. Seeking additional funding of \$300,000.

The County Center Drive Realignment project was allocated \$190,704 out of the total \$555,923 authorized. The project scope includes engineering, lane realignment and striping, crosswalks, and ADA compliant sidewalks and curb cuts on the western side of County Center Drive, ultimately adding 68 parking spaces to the County Center. A portion of the funds allocated for this project were utilized to support architectural design and engineering of the project, and staff time associated with permit review.

Project Changes

A vigorous construction climate in Sonoma County has contributed to higher construction costs. Since the project's budget was established, a number of conditions have resulted in un-anticipated increases in construction cost for this project contracted under the existing Job Order Contracting (JOC) program which includes fixed unit pricing on material and labor. Among these unforeseen conditions include the following:

- Initial approved budget was significantly lower than actual cost of construction.
- Construction market increases in raw materials including steel, concrete, and wood and metal products. In Sonoma County, this is a direct result of the 2017 and 2019 wildfires.
- Shortages in construction labor and available local contractors, especially concrete and paving contractors. Projects currently under construction in Sonoma County have the double impact of a robust construction climate in the general San Francisco bay area and recovery efforts related to 2017 and 2019 wildfires.

Attached to this Board Item is an estimating summary, which outlines the probable cost of construction for the County Center Drive project. Award of the requested funds will allow for immediate progress toward contracting a qualified contractor and construction. Once fully funded, we anticipate completion and beneficial use of County Center Drive by September 2020.

The expanded parking on County Center Drive is one component of the larger parking plan. Additional efforts to mitigate the parking shortfalls include the Clean Commute pilot program, alternate work arrangements, and the aforementioned improvements to the Mendocino and new Fleet lots.

Prior Board Actions:

2/26/2019-Agenda Item #13: Campus Parking Changes and Replacement Parking Improvements

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses	\$108,893		

Additional Appropriation Requested	\$300,000		
Total Expenditures	\$408,893		
Funding Sources			
General Fund/WA GF	\$108,893		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies	\$300,000		
Total Sources	\$408,893		

Narrative Explanation of Fiscal Impacts:

The remaining budget for the County Center Drive Parking Realignment project is \$108,893, and an additional \$300,000 in General Fund allocated to the 2009 American with Disabilities Act Improvements Project is necessary to complete the project. The funds requested will be on loan from the ADA Improvement Project fund and reimbursed as part of the FY 20/21 Capital Budget Process.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

No staffing impacts

Attachments:

Attachment 1 - 2/26/2019-Agenda Item #13: Campus Parking Changes and Replacement Parking Improvements

Attachment 2 - Construction Estimating Summary Outlining Probable Cost of Construction

Attachment 3 - Budget Resolution

Related Items "On File" with the Clerk of the Board:

None