



Legislation Text

File #: 2020-0935, **Version:** 1

To: Sonoma County Board of Supervisors
Department or Agency Name(s): Regional Parks
Staff Name and Phone Number: Steve Ehret, (707) 565-1107
Vote Requirement: Majority
Supervisory District(s): First and Second

Title:

Tolay Park Shop Replacement - Change Order 2

Recommended Action:

Authorize the Chair of the Board to execute Change Order 2 for the construction of the Tolay Lake Regional Park Shop Replacement project in the amount of \$182,145.00 (First and Second Districts)

Executive Summary:

The Board awarded construction of the Tolay Lake Regional Park Shop Replacement project to Siri Grading & Paving, Inc. in September 2016. Several changes in the building and fire codes in 2016 caused a plan revision and increase to construction costs. Change Order 1 was less than 10% of the contract amount and was approved by the Department. Change Order 2 exceeds the 10% change order authority of the Department, therefore Change Order 2 requires Board approval.

Discussion:

The Tolay Park Shop, which burned down in 2012, served as the primary facility to support park maintenance and operations at Tolay Lake Regional Park. The 3,500 square foot structure provided storage for park equipment, machinery, and materials for agricultural activities, as well as an informal office space, and areas for wood working, metal fabrication, and a variety of other functions. The original structure was agriculturally exempt from building permit requirements.

An insurance claim to cover costs associated with replacing the structure was filed and approved under the California State Association of Counties Excess Insurance Authority (CSAC-EIA).

The plans and specifications that were approved by CSAC-EIA, the insurance carrier, and used in the bid process and award reflected the building and fire code requirements in place at the time for an agriculturally exempt structure.

On September 20, 2016 the Board awarded the bid and executed the contract for the Tolay Park Shop Replacement project to Siri Grading & Paving, Inc. in the amount of \$683,482.90. At the time of bid award the Board also authorized the Director of Regional Parks or their designee to sign a deductive change order to provide savings to the County.

During the permit review process for the agricultural exemption associated with the original shop, Regional

Parks was notified that the 2016 adopted building and fire codes no longer allowed for agricultural exemptions for mixed-use structures. New provisions for mixed occupancies within new structures now required 2-hour firewalls and ceilings to separate different occupancy types, 90-minute fire rated doors and tempered glass windows, a water tank, service line and hydrant for fire suppression. The additional weight of the firewalls and ceilings further increased the depth of concrete footings and the amount of structural steel required in the foundation. The 2016 building and fire code changes triggered permit requirements that were not addressed in the original plans. To meet the new permit conditions, the contract plans and specifications had to be revised and a contract change order negotiated.

Change Order 1, was executed by Regional Parks in August 2020, and included a total of \$84,677.00 in deductions and \$147,582.00 in contract increases for additional concrete foundation work, fire rated doors and windows, energy efficient lighting requirements and related work. Total cost of Change Order 1 was \$67,697.00.

Change Order 2 will cover the additional costs of construction of the required 2-hour fire walls and ceiling to separate the office and wood shop from the main building core, and to provide the water storage tank, water line, and hydrant for fire suppression. The total cost of this additional work is \$182,145.00.

The new shop is winterized and the project is expected to be complete in November, pending approval of this Change Order.

Funding for this change order comes from negotiations of the insurance claim with the carrier after the bids were opened.

Prior Board Actions:

September 20, 2016 - Board awarded the bid for the Tolay Lake Regional Park Shop Replacement project to Siri Grading & Paving, Inc. in the amount of \$683,482.90

September 9, 2020 received the County of Sonoma Capital Project Plan 2020-2025, including subject Tolay Lake Regional Park - Shop Replacement project.

FISCAL SUMMARY

Expenditures	FY 20-21 Adopted	FY21-22 Projected	FY 22-23 Projected
Budgeted Expenses			
Additional Appropriation Requested	\$203,698.00		
Total Expenditures	\$203,698.00		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$203,698.00		
Use of Fund Balance			
Contingencies			

Total Sources	\$203,698.00		
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Narrative Explanation of Fiscal Impacts:

Risk Management expects insurance to cover the \$203,698 increase in appropriations to support Change Order 2. The [1st Quarter](#) Consolidated Budget Adjustments includes the necessary \$203,698 appropriation increase. This includes \$182,145 for Change Order 2 and \$21,553 for engineering, inspections, and project management costs associated with Change Order 2.

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

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

None.

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

Tolay Lake Regional Park Shop Replacement - Change Order 2