



Legislation Text

File #: 2020-1268, **Version:** 1

To: Sonoma County Board of Supervisors
Department or Agency Name(s): General Services
Staff Name and Phone Number: Caroline Judy, 707-565-8058
Vote Requirement: 4/5th
Supervisorial District(s): Countywide

Title:

Los Guilicos Security and Chanate Campus Fire Watch, Security, Vegetation Management and Building Hardening Budget Augmentation Request

Recommended Action:

- A) Approve Los Guilicos Security, and Chanate Campus Fire Watch, Security, Vegetation Management and Building Hardening budget augmentation requests.
- B) Adopt a resolution approving budget adjustments to the FY 20-21 Budget in the amount of \$727,254 using General Fund Contingencies.

(4/5th Vote Required)

Executive Summary:

Security services are routinely provided at County owned properties; monitoring activities, reporting hazards, and assisting employees. Security is provided by the General Services Department Parking Enforcement Officers and augmented on nights and weekends by contracted security services. The County Government Center campus, Los Guilicos campus, the Veterans buildings in Cotati, Guerneville, Petaluma, Santa Rosa, and Sonoma, the Chanate Campus, and the Springs are all supported by security services. The Springs security services are supported through Supervisor District 1 community investment revenues. In addition to security services, fire watch, vegetation management, and building hardening are also needed at the Chanate campus.

Funding for activities at the Chanate campus was provided through December 2020, given the expected sale of the property. However, since the property is not expected to be sold until December 2021, additional funding is required.

Security services for the Los Guilicos campus were budgeted through the end of the FY 19/20 as part of the funding for the homeless emergency on the Joe Rodota Trail. Due to the timing of the Board action to extend the LG Village Shelter after FY 20/21 budgets were submitted, no funds were allocated for General Services to continue providing security services at the Los Guilicos campus in the current fiscal year.

Discussion:

Los Guilicos Campus Security Needs

The Los Guilicos campus supports diverse uses by County departments, non-profit tenants, and the public.

Uses include the Valley of the Moon Children's Shelter, CASA classrooms, the firing range, the Juvenile Justice Center, Los Guilicos Village, the historic Hood House constructed in 1858 and the Pythian facilities, and public access to Regional Park trails on Hood Mountain. In addition, the 241 acre campus contains many vacant, and Glass Fire-burned and damaged buildings.

Maintaining security on the LG campus serves a number of purposes including; 1) protecting vacant buildings from fire, vandalism, and theft (as required to maintain insurance coverage); 2) ensuring a safe and secure environment for employees, clients, and residents; and 3) protecting visitors from hazards following the September 2020 Glass Fire.

1) Protecting vacant buildings from intrusion, fire, vandalism, and theft

Vacant properties are susceptible to a unique set of hazards that should be considered and addressed to avoid losses from fire, vandalism, and theft. The County purchases property coverage through PRISM Risk (formerly CSAC-EIA) which provides broad coverage to its members. Although coverage is not automatically limited or reduced if a building becomes vacant or unoccupied, PRISM has established a vacant building policy and a set of best practices to follow in order to reduce losses. As each property is unique, so are the mitigation measures implemented to reduce risk. Some of the recommended mitigation measures include: periodic inspections, securing the perimeter, increasing lighting, watch/guard service, fire protection systems, fire alarm systems, burglary systems. Failure to implement adequate mitigation measures could result in a higher deductible, limit recovery to Actual Cash Value (ACV), or termination of coverage.

Due to the unique attributes, uses, and condition of the structures on the LG campus, it is difficult to secure the perimeter. Therefore, watch/guard services have been selected as the preferred mitigation measure.

2) Ensuring a safe and secure environment

Following the opening of the LG Village shelter, funding for security services was provided to General Services department to provide for a safe and secure environment at the LG campus for employees, clients, and residents. The decision to provide security on the LG campus was made following community meetings with Oakmont residents as well as meet and confer discussions with the unions representing County employees. Staff receive daily logs from the County's security team, and assign a severity classification to each interaction or incident. A summary of overall security activity is described in Attachment 2.

After its initial establishment, the Board approved an extension of the Village, resulting in a need to provide for and fund ongoing security services ongoing.

3) Protecting from hazards following the September 2020 wildfire

In September 2020, the Glass wildfire damaged the LG Campus, Hood Mountain Park, and surrounding areas. On September 27, 2020, the LG Campus was completely evacuated and shut down as a life-safety measure during the active fires and the closure extended through damage assessment and clean-up activities. The General Services security team was assigned to control access to the Los Guilicos campus to protect life, safety and property. On November 10, 2020, the residents of LG Village were allowed to return to the Village and shelter operations resumed.

The post-fire re-opening of the LG Village shelter occurred while the LG Campus was closed to the public and most of the campus and surrounding parks were closed due to hazardous conditions. A combination of County staff and private event security have been assigned to the campus to prevent unauthorized entry into the other campus areas and park trails. These security efforts exceeded what was previously undertaken for general security prior to the Glass Fire. A security check-point was established at the main entrance to the LG Campus and is monitored 24/7. This check-point is expected to remain in place throughout the period of time needed for debris and hazard removal resulting from the fire. The security service prevents persons from entering hazardous areas and assists with campus security issues as a result of the LG Village resuming operations.

Costs for security services provided during this period from September through December have been submitted as part of the County's insurance expense claim. However, the need for security continues, to prevent unauthorized access to the campus while clean-up and demolition activities continue.

General Services is requesting funding in the amount of \$330,939 for FY 20-21 security costs. This amount does not include the \$88,328 of fire-related expenses incurred between 9/27/20 and 12/4/20 that are insurance reimbursable. Prior to the creation of the LG Village, no security services were provided for the LG Campus. Should funding not be made available and security services are suspended, the County would likely need to meet and confer with County employee bargaining units.

Chanate Campus Security, Fire Watch, Vegetation Management and Building Hardening Needs

The County's continued ownership of the Chanate campus extends the need for security services, fire watch, vegetation management and building hardening activities at that location. Two vacant buildings (the former Chanate hospital and the Norton building) require 24-7 fire watch as a result of vandalism that destroyed the fire suppression systems. Security services are needed given the increased County presence at the Public Health lab, and to routinely patrol the vacant buildings and property. Security patrols assist in outreach efforts to homeless individuals and ensure that encampments do not establish on the property.

Vegetation management is an ongoing need focused on best practices for fire prevention - removing dead trees,

using grazing to reduce grasses, and eliminating ground fuel loading where feasible. Staff have performed site inspections and created a vegetation management plan for the campus and developed a corresponding budget. In addition, the department coordinates with neighborhood associations to inform them when vegetation management activities will occur.

Building hardening consists of mitigating and promptly repairing access points into vacant buildings. Property trespass and building intrusion is a fact of life with vacant buildings and requires constant vigilance to address entry points and unauthorized entries.

The funds requested for the Chanate-related security, fire watch, vegetation management, and building hardening activities are a continuation of activities already taking place at the Chanate campus, and are needed due to the delay in property sale.

Prior Board Actions:

November 10, 2020 - Authorization for Use of CARES Act Funding and HOME CHDO Set-Aside Funds
January 14, 2020 - Emergency Outdoor Shelter Solutions and Joe Rodota Trail Security

FISCAL SUMMARY

| Expenditures | FY 20-21 Adopted | FY 21-22 Projected | FY 22-23 Projected |
|------------------------------------|-----------------------------|-------------------------------|-------------------------------|
| Budgeted Expenses | | \$933,583 | |
| Additional Appropriation Requested | \$727,254 | | |
| Total Expenditures | \$727,254 | \$933,583 | |
| Funding Sources | | | |
| General Fund/WA GF | | | |
| State/Federal | | | |
| Fees/Other | | | |
| Use of Fund Balance | | | |
| Contingencies | \$727,254 | | |
| Total Sources | \$727,254 | \$933,583 | |

Narrative Explanation of Fiscal Impacts:

Los Guilicos Security

General Services is requesting funding for 24/7 vendor-provided security \$257,369, as well as utilization of one existing County parking enforcement officer \$73,570 for daytime security, totaling \$330,939 for FY 20-21. This amount excludes the Glass Fire security costs \$88,328 that are being covered by the Glass Fire fund. The projected costs for FY 21-22 includes the ongoing security needs for the Los Guilicos campus for 12 months \$358,268, and FY 22-23 \$358,268 plus 3% annual increase totaling \$369,016. Staff have reached out to CDC to discuss whether there is an opportunity to use any CDC fund sources to pay for the LG campus security expenses.

Chanate Fire Watch, Security, Vegetation Management, and Building Hardening

General Services is requesting funding for continued property management responsibilities for the Chanate campus for January through June 2021 totaling \$396,315 including: mandated 24-7 fire watch \$225,820, security patrols \$204,831, vegetation management \$115,000, and building hardening \$29,664; offset by \$179,000 of the Chanate Demolition project contingencies savings. The projected costs for FY 21-22 is \$575,315 for July through December 2021. Efforts are made to use Regional Parks and Probation SAC crews to help reduce costs of vegetation management.

Should the Board approve this funding request for Los Guilicos Security and Chanate Fire Watch, Security, Vegetation Management, and Building Hardening, a Supplemental Adjustment will be included in the FY 21-22 Budget in the amount of \$933,583 for the anticipated costs next fiscal year.

The request for General Fund Contingencies is consistent with the Board’s Use of General Fund Contingencies Policy that states any decision to use Contingencies should only occur at the Board’s annual budget hearing, and during mid-year budget updates.

| 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:

Attachment 1 - Resolution

Attachment 2 - Los Guilicos Incident Activity Report

Related Items “On File” with the Clerk of the Board:

None