



Legislation Text

File #: 2021-0536, **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
Supervisory District(s): Countywide

Title:

Chanate Campus Disposition Efforts - Supplemental Seismic Investigations

Recommended Action:

- A) Delegate authority to Director of General Services to enter into an amendment to the existing Professional Services Agreement with Kleinfelder to authorize payment for additional geotechnical services already provided, at a cost not to exceed \$60,950.
- B) Adopt a resolution authorizing budgetary adjustment to the FY 2020-21 budget and transfer of \$60,950 from the Chanate Demolition Fund account set aside to finance the geotechnical fault investigation and report, opportunities and constraints maps, mapping of geotech earthquake fault traces, and other survey work necessary for the sale of the Chanate Campus.

(4/5th Vote Required)

Executive Summary:

County staff recommends the Board authorize execution of an amendment to the existing Professional Services Agreement with the seismic consultant - Kleinfelder, Inc. to authorize payment for additional work performed by the contractor at the request of staff. The consultant has performed all of the trenching work required under the original Scope of Work and with department concurrence added two additional trenches. The expanded scope of work allowed for more defined data which will inform the final geotechnical constraints map and report. The purpose of this report is to reduce development uncertainties and allow for remarketing of the property.

Discussion:

County's seismic consultant entered the property in February 2021 and diligently commenced trenching eleven trenches in connection with the investigations previously authorized by your Board, in support of the preparation of a comprehensive Geologic Report showing all fault traces and recommended setbacks (collectively the "Geotechnical Investigation"). County staff recommends the Board authorize the execution of an amendment to the existing Professional Services Agreement with the seismic consultant - Kleinfelder, Inc. to pay for completed extra work. The consultant has performed all of the trenching work required under the original Scope of Work. Upon completion of the original eleven trenches, the consultant advised that additional more defined and beneficial data would be achieved through digging two additional trenches - one on the north side at the base of the Public Health Lab parking lot and one on the western most portion of the campus on the south side of Chanate Road.

County has used all the funds previously budgeted for the original scope of Kleinfelder's work for a total of \$451,500 to date. Due to the sensitive and time consuming nature of trenching in short segments around the public health lab and through the driveways jointly used by Chanate neighbors, the original trenching work required additional days of labor and materials. Expenditure of all previously budgeted amounts was essential to perform the original scope of work in a manner causing less adverse impact to County services and said neighbors. Upon completion of the additional two trenches, the consultant will prepare and deliver the geotechnical constraints map and report for county's consideration. Refining the fault data through trenching and surveying these two additional trenches will assist County in understanding with greater detail which areas are impacted by active faults and will help narrow the zones where residential building activity would be limited. This information will be beneficial to the updated appraisal County will procure upon completion of the constraints mapping and seismic report.

Permit Sonoma previously confirmed the geotechnical investigations and related activities authorized by the Board to be categorically exempt from the California Environmental Quality Act (CEQA). Permit Sonoma prepared and filed a categorical exemption with the County Clerk for the geotechnical work associated with the original Board approval. Permit Sonoma has indicated that the original filing of the Categorical Exemption applies to this supplemental scope of work.

Upon receipt of the final seismic report from Kleinfelder and constraints maps and updated appraisal, County will discuss results with its brokers and develop a remarketing strategy, which Staff will report back to the Board.

In order to provide greater certainty regarding the developability of the Property and aid in the expeditious future marketing of the Property staff recommend the County authorize this additional work to better reduce development related uncertainties and their impact on the value of the Property. Specifically, at this time staff recommend the County delegate authority to the Director of General Services to execute an amendment to the existing Professional Services Agreement with Kleinfelder to complete the two additional trenches for a total cost not to exceed \$60,950 and obtain directly or through its brokers: (a) an updated, comprehensive Geotechnical Investigation upon completion of thirteen total trenches; (b) building constraints maps based on the Geotechnical Investigation and fault survey data and other data, and if appropriate, a boundary survey and/or record of survey; and (c) an updated appraisal which will factor the results of the foregoing work products into an updated value.

Prior Board Actions:

February 2, 2021: Authorize execution of Professional Services Agreement with Kleinfelder for geotechnical services necessary for the disposition of the Chanate Campus, Item 3.

October 13, 2020: Authorize execution of a purchase and sale agreement with Village Partners Investments LLC, as the selected offeror for the sale of the Chanate Campus, Agenda Item 23.

September 25, 2020: the Board resolved to affirm its intent to sell Chanate Campus and established the time and manner for accepting offers, form of agreement for all offers, minimum offers terms and the procedure for negotiating best and final offers, Agenda Item 1.

June 9, 2020: the Board approved the disposal of Chanate Campus on the Private market and hiring of

brokerage firms to professional market the property and to represent County in the sale, Agenda Item 15.

August 20, 2019: Board Direction to Staff Concerning Chanate Surplus Property Sale, Agenda Item 28.

December 11, 2018: Board Approval of Disposal of Chanate Campus, Agenda Item 60.

December 11, 2018: Board Approval of Preparatory Actions Regarding Disposition of Chanate Campus, Agenda Item 32.

FISCAL SUMMARY

Expenditures	FY 20-21 Adopted	FY21-22 Projected	FY 22-23 Projected
Budgeted Expenses	\$451,500		
Additional Appropriation Requested	\$60,950		
Total Expenditures	\$512,450		
Funding Sources			
General Fund/WA GF	\$451,500		
State/Federal			
Fees/Other			
Use of Fund Balance	\$60,950		
Contingencies			
Total Sources	\$512,450		

Narrative Explanation of Fiscal Impacts:

The request of \$60,950 from the Chanate Demolition Fund account set aside necessary for the additional geotechnical services provided by Kleinfelder. The County Administrator has authorized the use of demolition funding previously set aside for Chanate campus to complete this work, as currently, the County expects the buyer to undertake all demolition.

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 - Budget Resolution

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

On File 1 - Amendment to Professional Services Agreement with Kleinfelder for Geotechnical Services

On File 2 - Kleinfelder Proposal dated April 22, 2021