

# COUNTY ADMINISTRATOR'S OFFICE

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COUNTY OF SOLANO

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To: Board of Supervisors  
From: Birgitta Corsello, County Administrator  
Date: April 16, 2012  
Subject: Biweekly Update of Significant Issues

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## **1. County Administrator's Update on Contracts**

The County Administrator signed the following contracts of significance since the last Significant Issues update.

- Resource Management, a contract with Roberta Goulart (effective April 1, 2012 to June 30, 2012) to provide technical and administrative support for the Delta Water program, \$25,000.

## **2. Suisun Veterans Memorial Building – Unforeseen Conditions**

The Suisun Veterans Memorial Building located at 427 Main Street in Suisun City is a wood-framed building originally constructed in 1928. The Suisun Veteran Building Modernization project is an approximately \$2.5 million effort to correct code-related deficiencies, renew building support systems, improve accessibility and comprehensively remodel the interior of the building. The project is being delivered through the County's Job Order Contracting Program (JOC) and is currently under construction. Construction is approximately 35% complete.

During the course of the scheduled demolition, several unforeseen and hidden conditions were discovered. These items include:

- A requirement from PG&E to provide a new ground mounted transformer on-site in lieu of the existing off-site pole mounted transformer
- Various structural deficiencies in the foundation, first and second floor wall assemblies and roof construction
- Mold and water infiltration at the building perimeter
- Termite damage that impacts the building's exterior finish as well as at the floor joists and wall studs

The project's contractor has issued a proposal to remedy the current unforeseen conditions and a revised schedule to deliver the project, which is currently under evaluation by the County project team to minimize any adverse impact to the project's budget and schedule. The veteran groups have been informed of the situation. The contractor anticipates the schedule will be delayed approximately 2 months, with construction completing on July 31, 2012.

The project team is working to deliver these additional required remedies within the current project budget. If it is determined that the extent of work extends beyond the currently approved project budget, then a request to augment the project budget will be presented to the Board of Supervisors at a later date.

- Contact: James Bezek, Associate County Architect, Department of General Services, 784-7908

### **3. Road Maintenance Projects for Spring 2012**

The Public Works Operations Division of Resource Management will be involved in the road maintenance projects listed below. Throughout all the projects, all efforts will be made to minimize traffic delays.

- From May 14 to June 1, dust control material (magnesium chloride) will be applied on sections of unincorporated gravel roads to minimize dust caused by traffic in areas near homes and certain types of agricultural production. The material will be applied at approximately 39 locations and 23.5 linear miles of roadway throughout the county.
- The Spring Chip Seal Program is planned to start on June 11 and conclude on June 27. Sixteen separate sections of road surface will be chip sealed throughout the county for a total of 19.5 linear miles. This includes some of the lower sections of Mix and Gate Canyon roads. Chip sealing is a road surface treatment of applied asphalt oil with a small gradation of rock (5/16-inch) imbedded in the curing oil. This seals the road surface from water penetration to the base which can contribute to road failures.
- Contact: Wayne Spencer, Public Works Operations Manager, 421-6055

### **4. State Water Board Releases Final Draft Onsite Sewage Treatment System Policy**

The State Water Resources Control Board has released its final draft policy on the siting, design, operation and maintenance of onsite wastewater treatment systems (OWTS) and is accepting public comments through noon on May 4, 2012. The State Water Resources Control Board has scheduled a hearing on May 2, 2012 to receive public comments and on June 19, 2012 to adopt the final policy. The policy, intended to meet the requirements of AB 885 requiring adoption of statewide OWTS standards, the supporting environmental document and hearing schedule are available at [www.waterboards.ca.gov](http://www.waterboards.ca.gov).

The draft policy creates five permitting and management tiers based on the level of risk posed by existing, replaced or new OWTS, and their proximity to water bodies potentially impaired by use of OWTS. The policy will allow Solano County to continue its local OWTS oversight program by having a Local Agency Management Plan approved by the Regional Water Quality Control Board.

This local program must include a countywide water quality monitoring plan to determine the effectiveness of the local standards in protecting water quality. Slight modifications to Solano County codes for wells, OWTS, and septage pumping vehicles to enhance monitoring and reporting may be necessary to meet the requirements for the local program. Yearly and triennial reporting by the department to the state will be required. The Local Agency Management Plan must be approved within five years of the policy effective date to continue implementation of local standards for OWTS.

Provided a local program is approved by the state Regional Water Quality Control Board, most property owners should not be substantially affected by the proposed policy.

- Contact: Terry Schmidtbauer, Environmental Health Manager, Department of Resource Management, 784-3308

## **5. Job Order Contracting (JOC) Program Update**

The Department of General Services is in the final stages of completing the solicitation and selection process for two new JOC contracts. Three firms based in Solano County participated in the process. The contracts will be presented to the Board on May 1, 2012 for approval. In order to foster and encourage as much local subcontracting work as possible, these contracts contain a requirement to document outreach efforts to local Solano County subcontractors for each individual job order.

A highlight of the County's JOC Program occurred on March 9, 2012 when a re-opening ceremony was held at the Benicia Veterans Memorial Building commemorating the completion of the facility modernization. More than 200 people attended the ceremony. The project included full code compliance with accessibility requirements, new toilet rooms, new elevator, electrical and mechanical upgrades for energy conservation, new finishes, and site work including new utility services.

In addition, the JOC program facilitated the relocation of Children's Mental Health program from leased space to County-owned space as part of the County's space consolidation efforts. The move is anticipated to result in annual savings of approximately \$150,000.

JOC projects completed since the last Significant Issues report in December 2012:

- ADA upgrades at the Rio Vista Veterans Hall
- ADA upgrades at the Vacaville Veterans Hall
- Tenant improvements at the Pediatric Clinic, 2101 Courage Drive in Fairfield
- Re-roofing of the Claybank Warehouse in Fairfield
- Carpeting installation of sections of the Health and Social Services building, 275 Beck Ave. in Fairfield
- Re-roofing and other remediation projects at the Animal Shelter, 2510 Claybank Road in Fairfield
- ADA upgrades at the Hall of Justice, 600 Union Ave. in Fairfield, and the Solano Justice Center, 321 Tuolumne St. in Vallejo

JOC projects in progress include:

- Vote-by-mail processing area for the Registrar in the County Administration Center, 675 Texas St. in Fairfield
- Modernization of the Suisun Memorial Veterans Building, 427 Main St. in Suisun City
- Consolidation project at the John F. Kennedy Library, 505 Santa Clara St. in Vallejo
- Tenant improvements at the Health and Social Services Crisis Stabilization Unit, 2101 Courage Drive in Fairfield

- Pavement repair and replacement of a pay station at Belden's Landing near Suisun City, new pay station installation and barrier removal at Sandy Beach Park in Rio Vista, and barrier removal and new day use stairs at Lake Solano Park near Winters
- Contact: Rosa Lane, Associate County Architect, Department of General Services, 784-7908