



Legislation Details (With Board Report)

**File #:** 24-150      **Name:** Staff Recommendations for 1270 Natividad Rd Project

**Type:** General Agenda Item      **Status:** Agenda Ready

**File created:** 2/29/2024      **In control:** Capital Improvement Committee

**On agenda:** 3/11/2024      **Final action:**

**Title:** a. Accept staff recommendation to expand the scope of work to include the replacement of approximately 50 storefront-style windows for the 1270 Natividad Road-Health Department-Water Intrusion Repairs Project; and  
b. Direct staff to proceed to the Budget Committee for its consideration of Fiscal Year (FY) 2023-2024 funds and a funding source for the resulting project budget shortfall.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CIC Report, 2. Att A - Chronology-1270 Natividad Water Intrusion, 3. Att B - Project Budget

Date	Ver.	Action By	Action	Result
3/11/2024	1	Capital Improvement Committee		

a. Accept staff recommendation to expand the scope of work to include the replacement of approximately 50 storefront-style windows for the 1270 Natividad Road-Health Department-Water Intrusion Repairs Project; and  
b. Direct staff to proceed to the Budget Committee for its consideration of Fiscal Year (FY) 2023-2024 funds and a funding source for the resulting project budget shortfall.

**RECOMMENDATION:**

It is recommended that the Capital Improvement Committee:

a. Accept staff recommendation to expand the scope of work to include the replacement of approximately 50 storefront-style windows for the 1270 Natividad Road-Health Department-Water Intrusion Repairs Project; and  
b. Direct staff to proceed to the Budget Committee for its consideration of Fiscal Year (FY) 2023-2024 funds and a funding source for the resulting project budget shortfall.

**SUMMARY:**

At the Health Department (Health), 1270 Natividad Road, rain events in recent years have resulted in water intrusion through the exterior stucco walls, joints, windows seams, and light fixtures of this building. Interim repairs and emergency remediations were performed in 2020-2023. Concurrent with the interim repairs, Public Works, Facilities and Parks (PWFP) has commissioned a design team for the past three (3) years to engineer permanent repairs to address a defective building envelope. PWFP and Health established a budget and an extensive scope of work which included demolition of stucco on all four building elevations, and replacing flashing at wall penetrations, cement plaster accessories and control joints. This project scope and the necessary funds have been approved through the most recent Capital Improvement Program (CIP) process. In June 2023, PWFP solicited a JOC proposal for that scope of work.

August 2023, while the JOC construction proposal was still under development, PWFP commissioned additional building envelope specialists to join the design team to provide biddability/constructability review of the design drawings and to identify any other potential design solutions beyond those scoped that would increase the probability of success. The overall recommendation by the augmented design team was to remove

and replace approximately 50 storefront-style windows with new curtainwall-style windows. While a recommendation for a new array of windows expands the scope of work and impacts the budget and schedule significantly from the original scope, it also provides a greater sense of confidence for successfully addressing the defective building envelope. A comprehensive chronology of the project is attached.

On June 23, 2020, the Board approved the project to be added to the CIP for water intrusion remediation, and on December 16, 2020 (FY 2020-21), this project was approved for funding in the amount of \$221,000 (RES 21-001). In July 2021, in the course of the FY 2021-2022 CIP process, funding in the amount of \$1,800,000 was appropriated from Contingencies directly to Health (RES 21-109) Funds were not spent and Health transferred the funds to Fund 404 at the end of FY 22. And in FY 2022-2023, Health submitted an augmentation for \$1,200,000 for what was then the full scope for permanent water intrusion repairs. It was approved in June 2022 as part of the FY 2022-2023 CIP process (RES 22-227). Funding source was Fund 478 and funds were placed into Fund 404 budget with the balance of the previously appropriated funds versus into the Health Budget. The current budget and funding for the project is \$3.221 million. The expanded scope of work creates a project budget shortfall of approximately \$1.9 million, for a total project budget of \$5.1 million. PWWP and Health request Capital Improvement Committee (CIC) approve staff's recommendation to expand the scope of work of repairs at 1270 Natividad Road to include the replacement of approximately 50 storefront-style windows. With the CIC's concurrence, staff will seek additional FY 2023-24 funds to fund the budget shortfall. Midyear funding now instead of through the FY 2024-25 CIP process allows for the placement of a large window order this spring instead of July 2024.

#### DISCUSSION:

This project includes the temporary mitigation of water intrusion at 1270 Natividad Health Department Headquarters facility pending the assessment of root cause and the design, bidding and implementation of a permanent solution. Both the design process and the RFP process have experienced multiple starts and stops, reflective of project with many inherent complexities which is summarized in attached project chronology. At this time, the Project is ready to move forward with a final comprehensive solution including demolition of stucco on all four building elevations, replacing flashing at wall penetrations, cement plaster accessories and control joints and the replacement of approximately 50 lower-and upper-level storefront windows.

The construction cost of replacing the windows is approximately \$1.3 million. Window replacement increases the level of participation from design, construction management, and building envelope specialists as well as staff. The replacement of windows and exterior finishes will create challenging working conditions for staff due to construction noise and dust, requiring many employees to relocate temporarily during installation. Construction and project contingencies also increase, proportional to the greater construction cost. The cost of these factors totals \$1.9 million.

#### OTHER AGENCY INVOLVEMENT:

Staff from PWWP and Health have contributed significant staff hours and collaborated on both interim and permanent remedies to the water intrusion issue at 1270 Natividad Road. With concurrence by the CIC, staff will bring a funding recommendation before the Budget Committee for its review and concurrence.

#### FINANCING:

With this Committee's direction to proceed with the expanded scope, staff will proceed to the Budget Committee and then to the Board of Supervisors for their consideration of additional funds for this fiscal year. Potential funding sources include General Fund Contingencies and Cannabis Tax Assignment, which have balances of \$1,650,458 and \$903,758, respectively.

#### BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action supports the Board of Supervisors' Strategic Initiative of Infrastructure with improved satisfaction

and access to county services.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Dave Pratt, Project Manager III, (831) 796-6091

Reviewed by: Florence Kabwasa-Green, Chief of Facilities (Interim)

Reviewed by: Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

**Attachments:**

Att A - Chronology-1270 Natividad Water Intrusion

Att B - Project Budget