



Information and General Services Department

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NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: May 22, 2018

TO: Board of Supervisors

FROM: **Steve Monaghan, Chief Information Officer**

SUBJECT: Resolution Declaring a Local Emergency Due to the Airport Hangar Fire, Authorizing the Purchasing Agent to Execute Contracts as Necessary for Site Investigation, Clean Up, Demolition, Reconstruction of the Building Shell and Other Ancillary Services Without Competitive Bids in an Amount Up to \$550,000, and Approving a Related Budget Amendment (4/5th Affirmative Vote Required) (Airport)

RECOMMENDATION: Adopt the Resolution

FUNDING: There is a net zero impact of this item. A budget amendment is being requested to amend the Fiscal Year 2017-18 Airport budget for \$45,000 of expenses for initial Purchasing Agent contracts executed to secure the site and retain engineering services which are also eligible for insurance reimbursement expected to be \$45,000. There is no General Fund impact.

This item authorizes the Purchasing Agent to execute up to \$550,000 of contracts for Phase I and Phase II of the Airport Hangar Fire project. It is expected that once the project is complete, insurance proceeds will cover all but the \$25,000 property insurance deductible once all claims have been settled.

BACKGROUND: On April 18, 2018, an explosion occurred at the County-owned Aviation Hangar at the Nevada County Airport causing severe structural damage and the need for hazardous waste clean-up. The fire occurred in a County-owned facility which is leased to two Fixed Based Operators, for the purpose of providing ongoing and necessary airport maintenance services at the Nevada County Airport.

The preliminary investigation has revealed that the Airport Hangar Fire caused extensive damage to the building envelope for the affected hangar and smoke damage to the adjacent hangar space, including but not limited to the buckling of roof panels, exterior walls and the hangar door, destruction of the door seal,

damage to roof joists, beam braces, sheet rock, insulation, electrical wiring and fire sprinklers, and resulted in the release of particulate matter, carbon monoxide, volatile organic chemicals, smoke and soot residue, and other hazardous materials. Due to the extent and nature of the damage, the hangar is at significant risk of further damage due to water infiltration and mold, reduced snow and rain load capacity on the roof and risk of airborne roof panels in and around aircraft during high wind conditions. The property damage will be significantly worsened if the building is not fully secured and made watertight before the next rain and snow season. This damage threatens the stability of roof and potentially endangers the health and safety of people and property in the immediate vicinity of the fire.

The County has less than 5 months to complete the work necessary to ensure the shell building is secure and watertight before the start of the annual rainy season on October 15, 2018. Based on information and estimates provided by County's consultants who specialize in this type of repair work and County staff who regularly oversee the repair and construction of public facilities, staff has developed the following time estimate to complete this work assuming a standard bid process and a very aggressive construction schedule:

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| Clean up and complete damage inspection: | 4-6 weeks |
| Prepare bids/specs & obtain Board approvals: | 6-8 weeks |
| Release bids, review bids and award contract: | 8-10 weeks |
| Complete repair and reconstruction: | 8-10 weeks |

Even assuming there are no delays in the reconstruction process, staff estimates that it would take at least 6.5 to 8.5 months to complete the repair and reconstruction of the outer shell of the County hangar. It is highly unlikely that this work could be completed before the start of the rainy season using a normal competitive bid process.

By waiving the competitive bid requirement and delegating appropriate contracting authority to the Purchasing Agent for the initial clean up and demolition work (Phase I and Phase II), staff estimates that repair and reconstruction of the building shell can be completed within 4.5-6 months, based on the following estimated schedule:

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|---|------------|
| Initial work for temporary site containment: | Complete |
| Phase I - Clean up and complete damage inspection: | 4-6 weeks |
| Phase II - Prepare plans/specs & award contract for Building Shell: | 6-8 weeks |
| Phase III - Complete repair and reconstruction: | 8-10 weeks |

While the temporary building shell work (Phase III) is being completed, staff will work on repair and reconstruction of the interior improvements (Phase IV) using the normal bid process.

Therefore, to complete Phases I and II, staff is requesting that the Purchasing Agent be authorized to execute contracts totaling up to \$550,000 for temporary site containment, hangar access and fencing (est. \$25,000), structural engineering services (initial est. \$20,000), hangar door replacement (\$35,000) replacement, and mitigation, demolition, and emergency services charges (not to exceed \$465,000), as well as associated service charges and fees (\$5,000) that will be

needed in the course of this work. On June 12, staff will bring a budget amendment for Phases I and II.

All contracts associated with this emergency will still be required to follow prevailing wage requirements. Once the contracts have been negotiated for Phase III, the Purchasing Agent will bring the plans, specs and proposed contract, together with a budget amendment to the Board of Supervisors for approval.

The current requested budget amendment is for the temporary site containment, hangar access and fencing (est. \$25,000) and initial structural engineering services (est. \$20,000) already executed under the Purchasing Agent's authority.

Item Initiated and Approved by: Steve Monaghan