

STAFF REPORT



MEETING DATE:	October 21, 2021
SUBJECT:	Receive Report of Executive Director Actions Taken Regarding Repairs to the SRTA Building at 1255 East Street, Redding, End Proclamation of Local Emergency (Resolution 20-14); and Declare Project Complete
AGENDA ITEM:	5-7
STAFF CONTACT:	Daniel S. Little, Executive Director

SUMMARY:

During an interior remodel by the downstairs tenant in July 2020 extensive mold and dry rot was uncovered. Damage was found on three sides of the SRTA building and was due to over a decade of water intrusion caused by poor design and construction of exterior balconies, as well as substandard window installation and roofing design. The board of directors delegated emergency authority to the executive director to complete repairs, which are now substantially complete.

STAFF RECOMMENDATION:

It is recommended that the board of directors:

1. Receive a report of executive director actions taken under delegated emergency authority (Resolution 20-14) regarding repairs to the SRTA building at 1255 East Street, Redding;
2. End the September 30, 2021, emergency proclamation; and
3. Authorize the executive director to sign a Notice of Completion for the Shasta Regional Transportation Agency Exterior Improvements and Re-Roof project (Contract No. 2020-05) and record it with the Shasta County Clerk's office within 15 days of actual completion of the work.

DISCUSSION:

On September 30, 2020, the board of directors made an emergency finding authorizing the executive director to take all needed actions to protect and repair the building because of mold and water damage (see [staff report on SRTA website](#)). Public Contract Code Sections 1102 and 22050 provide for the emergency finding and waiver of competitive bidding requirements. Accordingly, any actions taken are reported to the board of directors at each regular meeting. Under the emergency finding, on October 27, 2020, the executive director executed Contract #2020-05 with G & S Construction for the SRTA Exterior Improvements and Re-Roof project for a total of \$696,120, ([contract on SRTA website](#)).

Actions taken since June 28, 2021; board meeting includes:

- The construction contract was extended to allow work through October 15, 2021, without the contractor incurring penalties.
- Additional work for temporary weatherproofing during the winter season was approved totaling, \$15,122.50.
- A change order totaling \$3,450 was approved to change out hardware so fire-protective sheetrock could be properly fastened to the building.
- Approved repairs from additional water damage discovered at the building entrance. This included engineered wood, and replacement of the 2nd floor balcony, totaling \$40,665.28.
- Issued an administrative amendment to increase the contract with the project architect, Nichols Melburg and Rossetto, by \$3,420 to prepare and submit drawings and calculations to the city of Redding regarding the 2nd floor balcony replacement.

The project was determined “substantially complete” by Goehring and Son Construction Inc., on October 13, 2021. It is recommended that the board of directors direct the executive director to file a Notice of Completion. This initiates a time limit for any liens or stop payment notices by the contractor, subcontractors, or suppliers. The warranty period for all workmanship and materials expires one year from the date the Notice of Completion is filed, notwithstanding manufacturers’ warranties.

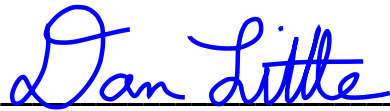
With the building work now complete, it is further recommended that the board of directors terminate the local emergency proclamation.

ALTERNATIVES

The board may decline to file a Notice of Completion. This would delay final payment to the contractor by 60 days and extend the period for liens or stop payment notices up to 90 days after project completion.

FISCAL IMPACT

The total project budget (contract plus change orders) totaled \$804,542.63. SRTA will be reimbursed for the repair costs over a 20-year period as part of the entire building depreciation through the indirect cost allocation plan. Cash to immediately pay for repairs will come from SRTA’s Transportation Development Act (TDA) allocations and the SRTA TDA loan fund.



Daniel S. Little, AICP, Executive Director

Attachments:

- A:** Resolution 21-16
- B:** SRTA Building Photo

RESOLUTION



RESOLUTION NUMBER: 21-16

SUBJECT: Resolution Proclaiming the Termination of a Local Emergency, Pursuant to Public Contract Code Sections 1102 & 22050, for Property Owned by The Shasta Regional Transportation Agency (SRTA) at 1255 East Street, Redding

WHEREAS, Public Contract Code Section 1102 defines an emergency as “a sudden unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services”; and

WHEREAS, Public Contract Code Section 22050(a)(1) states, “In the case of an emergency, a public agency, pursuant to a four-fifths vote of its governing body may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts”; and

WHEREAS, pursuant to Public Contract Code Section 22050(c)(3), the SRTA Board of Directors shall terminate the action at the earliest possible date that conditions warrant so that the remainder of the emergency action may be completed by giving notice for bids to let contracts.

WHEREAS, mold and dry rot was discovered in the SRTA building on or around July 1, 2020; and

WHEREAS, SRTA began the process of mold testing and remediation on July 7, 2020; and

WHEREAS, the process of remediation uncovered further affected areas and additional testing making the full extent of damage known by August 18, 2020; and

WHEREAS, the damage and remediation left the building unfit for habitation on the entire first floor, and vulnerable to further damage with the impending wet-weather season;

WHEREAS, the SRTA Board of Directors determined on September 30, 2020, that the current condition of the SRTA building is an emergency under Public Contract Code Section 1102 (Resolution 20-14) and;

WHEREAS, all emergency work and repairs are substantially complete.

NOW, BE IT RESOLVED, PROCLAIMED AND ORDERED that the board hereby terminates the proclamation of a local emergency under Public Contract Code 1102.

DULY PASSED AND ADOPTED this 21st day of October 2021, by the SRTA Board of Directors by the following vote:

*AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

*Six affirmative votes required.

Greg Watkins, Chair

Shasta Regional Transportation Agency

Attachment B

