



January 29, 2019

TO: LOCSO Board of Directors
FROM: Jose Acosta, Utility Systems Manager *JA*
SUBJECT: **Agenda Item 12E– 2/7/2019 Board Meeting**
Discussion Regarding 8th Street Water Yard Building, Fire Sprinkler Requirements and Additional Costs

President
Marshall E. Ochylski

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Charles L. Cesena

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Christine M. Womack

General Manager
Renee Osborne

District Accountant
Robert Stilts, CPA

Unit Chief
Scott M. Jalbert

Battalion Chief
Greg Alex

Mailing Address:
P.O. Box 6064
Los Osos, CA 93412

Offices:
2122 9th Street, Suite 110
Los Osos, CA 93402

Phone: 805/528-9370
FAX: 805/528-9377

www.losososcso.org

DESCRIPTION

District staff along with Effect Contractors submitted a permitting application with the County Building and Planning department in August 23, 2018. During the review process at the County it was determined fire sprinklers would be required with the construction of the building, along with other required concerns.

STAFF RECOMMENDATION

Staff recommends that the Board make the following motion:

Motion: I move that the Board authorize staff to proceed with the permitting process through the County of San Luis Obispo Planning and Building Department and authorize staff to seek quotes for the fire sprinkler installation, along with ADA paving and parking requirements.

DISCUSSION

At the July 5, 2018 Board of Directors meeting, the Board authorized staff to execute the contract with Effect Contractors for construction of the storage building at the 8th Street water yard.

In August of 2018, staff along with the contractor submitted the paperwork to begin the permitting process for the construction. On October 29, 2018, during the plan review process the County determined the building would require fire suppression along with ADA accessibility upgrades.

Staff and District Counsel presented a resolution to the Board, at the January 3, 2019 Board meeting, exempting the building from County fire code. The District included in the resolution that we will adhere to the State fire code, which does not require fire sprinkler installation for a building of this size. District Counsel presented the resolution to County Counsel. County Counsel explained that although the case presented does allow exemption from planning code, the District is still required to adhere to County building code.

Staff would still like to pursue the project and continue with construction of the 1200 square foot storage building. The space requested is to ensure there is adequate storage space for District parts, tools, equipment and all other water appurtenances required in maintaining the District facilities in a responsible manner. The storage space will also ensure no additional storage containers or make shift areas will be needed in the future. Field crews have been relegated to

working out of seatrains for a while, these seatrains have proven to show a short life, leaving the contents susceptible to rain, mold and damage to pertinent equipment.

Included in moving forward and adhering to County codes there are additional charges from the original estimate. These costs are estimated as:

1. Fire service line- This will requires a 4" tap into the mainline, and a service line to be plumbed to the building. Included in this will be the installation of a double check backflow assembly, all trenching, plumbing, backfill and patchwork to complete the service line installation. Estimated costs are \$25,000.
2. Fire sprinkler installation- This will include the fire sprinkler installation from the flange provided by the fire service line installation. Installation will include all plumbing, valving, sprinkler fixtures and alarm requirements. The estimated costs are \$8,000.
3. ADA Accessibility upgrades- Attached is the Summary of Accessibility Upgrades for Commercial projects. The estimated costs adhering to this requirement will be 20% of the original valuation, this figure could reach approximately \$30,000.

Total for all additional requirements adhering to the County permitting process is approximately \$63,000. Staff is requesting the additional funds be taken from reserves.

FINANCIAL IMPACT

The financial impact is estimated to be an additional \$63,000, to adhere with County permitting requirements. Funding for the project will come from Fund 500, Capital Outlay Reserve.

Attachment

	<p>City/County of [NAME OF CITY]</p> <p>Summary of Accessibility Upgrades for Commercial Projects</p>	<p>Information Bulletin</p> <p>DA-01</p> <p>Eff. 01-01-2015 Rev. 01-14-2015</p>
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The provisions of Section 11B-202.4 Exception 8 apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

When the adjusted construction cost¹ of **alterations, structural repairs, or additions to existing buildings and facilities** within three years of the original alteration does not exceed a valuation threshold of **\$161,298.00**, the cost of compliance with Section 11B-202.4 of the 2013 California Building Code shall be limited to 20% of the adjusted construction cost of alterations, structural repairs or additions.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the area of alteration, structural repair, or addition (see definition of accessible route Section 202 & 11B-206.2.1 for more information on accessible routes and site arrival points);
3. At least one accessible restroom for each sex serving the area of alteration, structural repair or addition;
4. Accessible telephones, if provided, serving the area of alteration, structural repair, or addition;
5. Accessible drinking fountains, if provided, serving the area of alteration, structural repair, or addition; and
6. When possible, additional accessible elements such as additional parking, storage, signs and alarms.

The second page of this Information Bulletin provides an example showing a Summary of Accessibility Upgrades.

¹ Adjusted cost of construction does not include the cost of alterations to path of travel elements required to be upgraded outside the area of alteration, structural repair, or addition.