



**MEETING MINUTES  
BOARD OF SUPERVISORS, COUNTY OF MONO  
STATE OF CALIFORNIA**

**SPECIAL MEETING**

**OCTOBER 7, 2011**

Mammoth Lakes BOS Meeting Room  
3<sup>rd</sup> Floor, Sierra Center Mall  
452 Old Mammoth Road  
Mammoth Lakes, CA 93546

**10:00 a.m. Meeting Called to Order by Supervisor Hazard, Chair**

**Pledge of Allegiance led by Supervisor Hunt**

**OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

No one spoke.

**BOARD COMMENTS**

- **Supervisor Hazard:** The federal government has agreed to operate three state parks in Northern California since they are next to federal lands. Maybe there is an opportunity for this type of partnership at Mono Lake.
- **Supervisor Bauer:** The National Park Service is the federal agency that has partnered with the state. The agreement is renewable each year, and the National Park Service will provide no funding and make no repairs.

**CAO – Risk Management**

**1a)** Proposed Resolution authorizing emergency repairs and replacements of roof structures at the County's Crowley Lake Road Shop in order to permit the continued conduct of County operations and services at that facility.

**R11-71** **Action:** Adopt Resolution #R11-71, "Resolution of the Mono County Board of Supervisors Authorizing Emergency Repairs and Replacements of Roof Structures at the Crowley Lake Road Shop in Order to Permit the Continued Conduct of County Operations and Services at that Facility."

**Hunt moved; Hansen seconded**

**Vote: 5 Yes; 0 No**

Marshall Rudolph, County Counsel: Provided a legal introduction. The Board is holding this meeting in order to consider adopting a resolution to authorize emergency repairs to the roof at Crowley Lake road shop. If the Board declares an emergency, the County can take action without having to follow

usual procedures for public works projects. Also at each subsequent Board meeting, the Board will continue the emergency until declaring termination. This is a narrow emergency pertaining to the contract code and facilities. The Board has used this process in the past to declare emergency situations.

Joe Blanchard, Public Works—Facilities: Reviewed the situation at the Crowley road shop, and the safety issues.

- Referred to photos showing the problems.
- The road crews are still able to work in the building, but the ceiling is falling off in large chunks, which is impacting gas lines and electrical fixtures; water is leaking profusely.
- The first priority is to keep the water from coming into the building, then pull out the wet insulation.
- With Board approval, work can begin next Tuesday. The cost should be no more than \$60,000, and staff can do some of the work.

Rita Sherman, Risk Management:

- It will take 3-4 days to remove the old roof, and 5 days to install the new roof. County staff will do the interior work.
- If there is no damage to the ceiling joists, sheetrock can be removed and allowed to dry, then replaced.
- Drain systems will be insulated.
- The emergency repair is necessary in order to replace the roof and stop the flow of water into the building.
- The cost should be approximately \$60,000, (\$100,000 was previously budgeted for this project). A licensed roofer estimated the cost to be \$50,000; the extra funds will be used for contingencies.
- About two weeks ago, the County started working with a roofing contractor on changes needed to the design.
- The new roof comes with a guarantee.
- This project is not covered under insurance because it is considered maintenance.

Rudolph read the proposed resolution in its entirety; the language parrots the statutory requirements. A 4/5 vote is necessary to approve the resolution. The Clerk has copies of the photographs that will be part of the record, as specified in the resolution. The Board is required to find that they don't have time to go through the regular bid process in order to get the work done; the resolution gives the Board a basis for the necessary findings.

Supervisor Hansen: Referring to wording in the resolution, suggested specifying the entire \$100,000 previously budgeted in order to cover any unexpected contingencies, and assume that Public Works will work to save money.

- Rudolph: The Board can specify in the resolution whatever amount they want to, or can raise the amount later.

Rudolph provided some further background with respect to the other design that was discussed: As you may recall, this has gone out to bid a couple of times, with that higher budget amount because it was a more expensive design. That was at a point of being ready to proceed but because of this change in design approach, bids previously received were to be rejected and the project was going to be rebid with new specifications. Part of this emergency issue pertains to the changing weather and the short window of time in which to complete the roof replacement.

Supervisor Johnston: How many bidders were involved with the other bid?

- Kelly Garcia, Public Works: Three. Rasp was the low bidder and we sent them a notice of intent to award last week.

Supervisor Hazard: So who is the contractor in mind now? Is it one of these three?

- Sherman: No, it's not. We inherited this project a couple weeks ago and started looking at the design for the current bids, and both the product that was called out and the design had some issues. One of the issues was that the product wasn't recommended for places with heavy snow and high winds. So we pulled back and started looking at flat-roof alternatives. We got a roofing contractor to look at it and talk about what we could do, where we could move the drains to prevent back-up, etc., which resulted in us changing the project.

Rudolph: Because where the project was at, and these design issues in rethinking and reconsidering the whole approach, it was apparent prior to Wednesday's storm that we were going to reject all bids and do a new bidding. But then it became obvious that the condition is so bad right now and we need to get it done. The weather coming around the corner is a factor.

Supervisor Johnston: It's clear to me that based on the storm, there is indeed an emergency and there isn't time to go through another bidding process.

Tom Perry, Building Department: Concurred with Blanchard about the roof being an imminent safety hazard. A building permit was issued for the project over a month ago, but can be amended if necessary. Nothing prohibits correcting the safety hazards. Perry is familiar with the original design and just became aware of the proposed new design; it appears to be a good design. The potential contractor (M&M Roofing) does a lot of work in North County and has a reputation for doing good work. This project is sufficient for the Building Department's process (he has reviewed the project), and his department can work with the contractor to complete the paperwork.

Supervisor Hazard: Asked if any other buildings may generate an emergency situation. The Board needs to be aware of issues so it can address them as soon as possible.

- Blanchard: Chalfant Community Center has a small leak, but it is not at emergency status.
- Jim Arkens, CAO: Rita Sherman is setting up a maintenance schedule.

ADJOURN: 10:31 a.m.

ATTEST:

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DUANE "HAP" HAZARD  
CHAIR

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LYNDA ROBERTS  
CLERK OF THE BOARD

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