

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JULY 24, 2007**

From: *MD*
JAMES DURFEE / MARY DIETRICH

Subject: **REQUEST FOR PROPOSALS FOR THE MAIN JAIL HOUSING UNIT 4 PLASTER AND SHOWER REMEDIATION, PROJECT NO. 9477**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board approve the attached Resolution authorizing the following actions associated with the Main Jail Housing Unit 4 Plaster and Shower Remediation, Project No. 9477, located in the Placer County Government Center in north Auburn:

1. Authorize Facility Services to solicit construction proposals from Aberdeen Burris Contractors and S.W. Allen Construction, Inc. for the Main Jail Housing Unit 4 Plaster and Shower Remediation, Project No. 9477.
2. Approve the payment of \$2,000 to each contractor, as compensation for the preparation of a Remediation Proposal.
3. Make a finding that the project is exempt from competitive bidding, on the grounds that it is impractical to bid and that the public interest will not be served by bidding the project.

BACKGROUND: On June 10, 2003, your Board approved the Notice of Completion for the Main Jail Housing Unit 4 Addition. The exterior plaster system and the inmate shower finish began to exhibit signs of failure in the later part of 2002. After numerous attempts to rectify these failures through the conditions and requirements of the design and construction contracts, the County initiated legal action against the general contractor, several subcontractors, the plaster material supplier and the architect of record. As a result of mediation, the County obtained a monetary settlement of \$900,000 toward the removal and replacement of the plaster system.

In November 2005, Facility Services contracted with Williams+Paddon to develop construction documents for the removal of the failed exterior plaster system on Housing Unit 4 and replacement with a three coat plaster system. In order to complete the required repairs to Housing Unit 4 prior to the onset of the rainy season, staff recommends utilizing a compressed procurement process, asking two qualified contractors to provide expedited proposals defining methodologies and costs for implementing the necessary repairs. Staff is recommending that your Board authorize Facility Services to solicit proposals from Aberdeen Burris Contractors and S.W. Allen Construction, Inc. To offset the cost of preparing proposals in an expedited timeframe, staff recommends that your Board approve the payment of a \$2,000 stipend to each contractor.

ENVIRONMENTAL CLEARANCE: This project is exempt from the California Environmental Quality Act pursuant to Section 15301 – Existing Facilities. This section provides an exemption for projects involving the maintenance of existing public or private facilities where no expansion of use will result.

FISCAL IMPACT: The County has obtained a \$900,000 settlement for the removal and replacement of the exterior plaster system on Housing Unit 4. Final construction costs will be dependent upon the results of the proposals solicited. Staff will return to your Board late this summer for approval of a contract with the successful contractor, and will present a final project budget at that time.

JD:MD:RU:

ATTACHMENT: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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Before the Board of Supervisors County of Placer, State of California

In the matter of: **A RESOLUTION AUTHORIZING
THE DEPARTMENT OF FACILITY SERVICES
TO SOLICIT CONSTRUCTION PROPOSALS
FOR THE MAIN JAIL HOUSING UNIT 4 PLASTER
AND SHOWER REMEDIATION, PROJECT NO. 9477;
APPROVE COMPENSATION FOR PROPOSAL
PREPARATION; AND MAKE A FINDING THAT THE
PROJECT IS EXEMPT FROM COMPETITIVE BIDDING.**

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that this Board authorizes the Department of Facility Services to solicit construction proposals from Aberdeen Burriss Contractors and S.W. Allen Construction, Inc. for the Main Jail Housing Unit 4 Plaster and Shower Remediation, Project No. 9477; and

BE IT FURTHER RESOLVED by the Board to approve the payment of \$2,000 to each contractor, as compensation for the preparation of a Remediation Proposal; and

BE IT FURTHER RESOLVED by the Board that the project is exempt from competitive bidding, on the grounds that it is impractical to bid and that the public interest will not be served by bidding the project.