



**MEMORANDUM
FACILITIES MANAGEMENT
BUILDING MAINTENANCE**
County of Placer

TO: Honorable Board of Supervisors DATE: December 15, 2020
FROM: Steve Newsom, Director of Facilities Management
By: Charlie Fralick, Senior Project Manager
SUBJECT: Building Maintenance / Approve Plans and Specifications and Authorize Contract Award / Auburn Library Roof Replacement

ACTION REQUESTED

Approve Plans and Specifications and authorize staff to solicit bids for the Auburn Library Roof Replacement, located at 350 Nevada St. Auburn, with an estimated construction cost of \$800,000.

Authorize the Director of Facilities Management, or designee, to award and execute a construction contract not-to-exceed \$800,000, upon concurrence of County Counsel and Risk Management, and delegate authority to approve any necessary change orders, not to exceed \$52,000, consistent with County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND

The Auburn Library's roof is comprised of modified bitumen and metal roofing; it is original to when the building was constructed in 1971. The mechanical well on the roof was re-roofed in 2005 and the remainder of the roof has been patched in numerous locations; however, water intrusion issues continue to persist. The building has had numerous and repeated water intrusion issues throughout the entirety of the building.

To mitigate these current and future issues and extend the life of the building, the roof needs to be replaced. The design presented will add an estimated 40 plus years to the roof's lifecycle and address issues such as pooling water and poor drainage. Both the modified bitumen and metal portions of the roofing will be replaced. This project includes the removal and replacement of three rooftop HVAC units, all greater than 12 years old and at the end of their respective lifecycle. To save cost on labor, it is in the County's best economical interest to replace these now while the roof is being replaced, in order to save substantial future cost.

ENVIRONMENTAL IMPACT

This project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, providing for the operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses.

FISCAL IMPACT

The total project cost is estimated not to exceed \$800,000 including project management fees, contingency, and overhead. Funding in the amount of \$800,000 is included in the FY 2020-21 Adopted Budget for Facilities Major Maintenance, Project PJ01234 Auburn Library Roof Project.

Honorable Board of Supervisors

December 15, 2020

Building Maintenance / Approve Plans and Specifications and Authorize Contract Award / Auburn Library Roof Replacement

Page 2

ATTACHMENTS

On file with Clerk of the Board:

Auburn Library – Construction Drawings

Auburn Library – Project Manual