



**MEMORANDUM  
FACILITIES MANAGEMENT  
CAPITAL IMPROVEMENTS DIVISION**  
County of Placer

TO: Honorable Board of Supervisors DATE: January 26, 2021  
FROM: Steve Newsom, Director of Facilities Management  
By: Genevieve Vargas, Senior Architect  
SUBJECT: Capital Improvements/ Award of Bid / PNP / Auburn Courthouse Reroof and Flue Repair

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**ACTION REQUESTED**

Award the Auburn Courthouse Reroof and Flue Repair located in Auburn to PNP Construction, Inc., of Applegate, CA, in the amount of \$474,774.

Authorize the Director of Facilities Management, or designee, to execute a construction contract not-to-exceed \$474,774 upon review and approval by County Counsel and Risk Management, including authority to approve any necessary change orders in an amount not to exceed \$36,239 consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

Approve a FY 2020-21 Budget Amendment to establish Capital Project No. PJ01007 Historic Courthouse Roof Replacement in the total project cost of \$756,000 and cancel General Fund Reserves Assigned for Capital to fund the project.

**BACKGROUND**

On November 17, 2020, your Board approved Plans and Specifications and authorized staff to solicit bids for the Auburn Courthouse Reroof Project and Flue Repair, Project No. PJ01007. The project consists of replacing the failing roofing at three low-slope porch roofs, a 3-tab asphalt shingle roofing area, single ply roofing at the lower and upper Dome catwalks and rebuilding existing damaged flues. The scope of work also includes the installation of fall protection equipment due to the roof height and lead paint abatement in areas directly impacted by this project.

Procurement Services released a bid solicitation on November 18, 2020, in accordance with the Public Contract Code. Procurement notified 203 firms and builders exchanges and online bidding services. Sixteen firms accessed the bid documents. Bids were opened on December 16, 2020, resulting in five bid responses, listed on the attached Bid Tabulation Sheet. PNP Construction, Inc. of Applegate, CA, is the lowest responsive and responsible bidder with a bid of \$474,774.

Pursuant to the Transfer Agreement (Agreement) for the Courthouse between the Judicial Council of California (JCC) and the County, the County is responsible for the operation and maintenance of all Building Equipment associated with the Courthouse, subject to the JCC's obligation to reimburse the County at the JCC's proportionate share of costs which is set at 77 percent. The current roof condition is considered a Major Deficiency under the Agreement that required the County to issue a written notice (Shared Cost Letter) to the JCC detailing the estimated cost and time needed to correct this Major Deficiency. This notice was sent and the JCC's concurrence was received on July 21, 2020. Reimbursement from the JCC for its actual share of costs will be sought quarterly once the project begins.

In order to proceed, it is recommended that your Board award the Bid for the Auburn Courthouse Reroof and Flue Repair Project to PNP Construction, Inc., authorize the Director of Facilities Management, or designee, to execute the construction contract not-to-exceed \$474,774 with the authority to approve any necessary change orders not to exceed \$36,239 and approve a FY 2020-21 Budget Amendment to cancel reserves of \$756,000 and establish a Capital Project budget for PJ01007 Historic Courthouse Roof Replacement at \$756,000.

The award supports the Critical Success Factor of supporting Facilities Management's maintenance and upgrade of public-serving infrastructure and amenities.

**ENVIRONMENTAL IMPACT**


This project is exempt from review pursuant to CEQA Guidelines Section 15301 – Existing Facilities which exempts activities associated with the operation, repair, and maintenance of existing public or private structures or facilities not expanding existing uses.

**FISCAL IMPACT**

The estimated total project cost is \$756,000 including \$474,774 in construction, and \$281,226 for design, project management, fees, contingency, and overhead. Seventy-seven percent (77%) of the total estimated project cost will be reimbursed by the JCC (estimated at \$581,958) pursuant to the Transfer Agreement, and twenty-three percent (23%) will be funded by the County (estimated at \$173,831). Pursuant to the Transfer Agreement, the JCC's share will be billed quarterly to the JCC once the project begins and the funds received from the JCC will be deposited into the Capital Project PJ01007, Auburn Historic Courthouse Reroof. A FY 2020-21 Budget Amendment (AM-00413) is requested to establish the project budget in PJ01007 funded by cancellation of General Fund Capital Reserves funds of \$756,000 (GL30330 Committed Fund Balance – Capital Projects, OT991007 Capital Assets).

**ATTACHMENT**

Bid Tabulation

 <b>COUNTY OF PLACER</b> <b>AUBURN, CA</b> <b>BID OPENING RECORD</b>						
<b>Bid Number:</b>	<b>20133</b>				<b>Buyer:</b> <i>Alicia Wilbur</i>	
<b>Title:</b>	<b>PC Auburn Courthouse Reroof and Flue Repair</b>				Phone: 530-889-4229 <b>Recorder:</b> <i>Gina Pearson</i>	
<b>Bid Date:</b>	<b>12/16/20</b>					
					<b>Witnesses:</b> <input type="checkbox"/> See attached Attendance Sheet	<input checked="" type="checkbox"/> NONE
	VENDOR NAME	LOCATION	BASE BID	ADDENDUM 1	BID BOND	
1	<b>Madsen Roofing &amp; Waterproofing, Inc.</b>	Sacramento, CA	\$982,790.00	YES	YES	
2	<b>Kings Roofing</b>	Sacramento, CA	\$653,790.00	YES	YES	
3	<b>Best Contracting Services, Inc.</b>	Gardena, CA	\$627,699.00	YES	YES	
4	<b>PNP Construction, Inc.</b>	Applegate, CA	\$474,774.00	YES	YES	
5	<b>Swierstok Enterprise Inc., dba Pro Builders</b>	Orangevale, Ca	\$728,000.00	YES	YES	
The above information represents the initial reading of the bids that were received. All bids are subject to review for mathematical accuracy and compliance with specifications, terms, and conditions. Award of this bid will be based on the verified results, not the the information displayed here.						

