



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

TO: Honorable Board of Supervisors DATE: July 27, 2021
FROM: Steve Newsom, Director of Facilities Management
By: Genevieve Vargas, Senior Architect
SUBJECT: Capital Improvements Division / Ratify Change Order / PNP Construction, Inc. /
Auburn Courthouse Reroof and Flue Repair

ACTION REQUESTED

Ratify Change Order No. 1 to the Construction Contract with PNP Construction, Inc. of Applegate, CA, for the Auburn Courthouse Reroof and Flue Repair in the amount of \$78,000 resulting in a new total contract amount of \$552,774 to address unforeseen conditions.

Authorize the Director of Facilities Management, or designee, to approve any remaining Change Orders to complete the project in a total amount not to exceed \$114,239, including the previously authorized amount of \$36,239 consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code as project funding allows.

Approve a FY 2021-22 Budget Amendment (AM-00525) increasing the Capital Projects Fund, Project No. PJ01007 by \$78,000 resulting in a total budget of \$834,000 funded by the Judicial Council of California (77%) and County General Fund (23%).

BACKGROUND

On January 26, 2021, your Board approved the construction contract with PNP Construction, Inc. (PNP), for the Auburn Courthouse Reroof and Flue Repair project, Project No. PJ01007 in the amount of \$474,774. Your Board also authorized necessary change orders not to exceed \$36,239. The project is 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 and installing a fall protection system.

During the course of PNP's demolition work, an unforeseen condition was discovered at the 3-tab asphalt shingle roofing area. The existing 1x6 wood roof deck support has spacing greater than the maximum allowance to warranty the new asphalt shingle roof. In order for the new shingle roof to be warrantied, new OSB or plywood sheathing must be installed prior to the shingle installation. The costs associated with this change order include materials, labor, delivery and overhead.

To allow this project to proceed without further delay, staff has authorized Change Order No. 1 in the amount not to exceed \$78,000. Therefore, staff requests that your Board ratify Change Order No. 1 resulting in a new total contract amount, including authorized change order amounts of \$552,774.

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

With approval of Change Order No 1 of \$78,000, the new estimated total project cost is \$834,000 which requires a FY 2021-22 Budget Amendment (AM-00525) to increase expenditure authority and offsetting revenues in the Capital Fund Project PJ01007 Historic Courthouse Roof Replacement in the amount of \$78,000. The updated total project cost includes \$552,199 in construction, and \$281,801 for design, project management, fees, contingency, and overhead. Consistent with the Judicial Council of California (JCC) Transfer Agreement, the JCC is required to fund \$60,060 (77%) of the additional project cost with the remaining \$17,940 (23%) funded by the County.