



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

**TO:** Honorable Board of Supervisors **DATE:** July 12, 2022  
**FROM:** Steve Newsom, Director of Facilities Management  
**BY:** Charlie Fralick, Senior Project Manager  
**SUBJECT:** Building Maintenance Division / Approve Plans, Specifications and Authorize Contract Award / 1000 Sunset Boulevard, Rocklin, CA Building Roof Renewal

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**ACTION REQUESTED**

1. Approve Plans and Specifications and authorize staff to solicit bids for the Placer County 1000 Sunset Building Roof Renewal, Project No. PJ01783, located at 1000 Sunset Boulevard, Rocklin, CA.
2. Authorize the Director of Facilities Management, or designee, to award and execute a construction contract not-to-exceed \$850,000.00, upon concurrence of County Counsel and Risk Management, including authority to approve any necessary change orders, not to exceed \$55,000.00 consistent with County Purchasing Manual and Section 20142 of the Public Contract Code.

**BACKGROUND**

Facilities Management Building Maintenance Division utilizes Vanderweil Facility Advisors, Inc. (VFA) software to prioritize which building systems should be replaced prior to failure based on useful life estimates and is used to justify funding for building maintenance capital projects. The software is also a database of all building systems, their useful life, and anticipated replacement cost.

The Placer County 1000 Sunset Building roof is 13 years old and comprised of modified bitumen and liquid applied membrane. Due to the poor condition of the roof, VFA building management software has identified this roof for full replacement. The roof has been patched in numerous locations; however, water intrusion issues continue to persist and inadequate draining during weather events is an ongoing issue. The building has had numerous and repeated water intrusion issues since Placer County ownership in 2017. To mitigate these current and future issues, and extend the useful life of the building, the roof system needs to be replaced. The design presented will add an estimated 20-plus years to the roof's lifecycle and address current issues such as poor drainage and dry rot.

**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.

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**FISCAL IMPACT**

The total construction contract award is not-to-exceed \$850,000.00 including authority to approve any necessary change orders, not to exceed \$55,000.00 as part of the total project cost estimated not to exceed \$950,000.00 which includes project management fees, contingency, and overhead. Funding in the amount of \$950,000.00 is budgeted in the FY 2022-23 Capital Fund Budget (CC12018) for Facilities Major Maintenance, Project No. PJ01783 1000 Sunset Blvd Roof Renewal Project with no impact to the General Fund.

On file with Clerk of the Board:           1000 Sunset Roof Renewal – Construction Drawings  
  1000 Sunset Roof Renewal – Specification Manual