



**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 / Auburn Jail Generator Renewal

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**ACTION REQUESTED**

1. Approve Plans and Specifications and authorize staff to solicit bids for the Placer County Auburn Jail Generator Renewal, Project No. PJ01784, located at 2775 Richardson Drive, Auburn, CA.
2. Authorize the Director of Facilities Management, or designee, to award and execute a construction contract not-to-exceed \$500,000.00, upon concurrence of County Counsel and Risk Management, including authority to approve any necessary change orders, not to exceed \$37,500.00 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 Auburn Jail Generator System #2 is more than 20 years old and is comprised of a diesel engine, 500-gallon diesel fuel con-vault, and exterior Automatic Transfer Switch. Due to the age and poor condition of the generator, VFA building management software has identified this system for replacement. The generator serves a critical function at the Auburn Jail to provide adequate lighting, cooling, heating, and fire suppression. To mitigate these current and future issues, and improve the reliability of needed backup power, the generator needs to be replaced. The design presented will add an estimated 20-plus years to the generator system.

**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.

Honorable Board of Supervisors

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**FISCAL IMPACT**

The total construction contract award is not-to-exceed \$500,000.00 with a not-to-exceed amount of \$37,500.00 for any necessary change orders. Total project cost estimated not to exceed \$600,000.00 which includes project management fees, contingency, and overhead. Funding in the amount of \$600,000.00 is budgeted in the FY 2022-23 CC12018 – Facilities Capital Projects budget for Facilities Major Maintenance, Project PJ01784 Auburn Jail Generator Renewal Project. There is no impact to the General Fund.

On file with Clerk of the Board:            Auburn Jail Generator Renewal – Construction Drawings  
   Auburn Jail Generator Renewal – Specification Manual