



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

TO: Honorable Board of Supervisors **DATE:** September 27, 2022
FROM: Steve Newsom, Director of Facilities Management
BY: Charlie Fralick, Senior Project Manager
SUBJECT: Building Maintenance / Notice of Completion / Madsen Roofing & Waterproofing / Auburn Library Roof & HVAC Renewal Project

ACTION REQUESTED

Adopt a Resolution accepting the Auburn Library Roof & HVAC Renewal Project, Project No. PJ01234, located at 350 Nevada Street, Auburn, as complete and authorizing the Director of Facilities Management, or designee, to sign and record the Notice of Completion for the contract with Madsen Roofing & Waterproofing, Inc.

BACKGROUND

On December 15, 2020, the Board of Supervisors (Board) approved Plans and Specifications, and authorized the Director of Facilities Management, or designee, to award and execute a construction contract not-to-exceed \$800,000.00. On April 9, 2021, a construction contract with Madsen Roofing & Waterproofing, Inc. of Sacramento, CA, was executed for the Auburn Library Roof & HVAC Renewal Project, located at 350 Nevada Street, Auburn, CA, in the amount of \$623,962.00. Your Board also authorized any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

During construction, a total of 7 change orders were authorized for a total of \$1,313.86 resulting in a total contract amount of \$625,275.86. The total estimated cost of the Auburn Library Roof & HVAC Renewal Project at completion is \$785,329.44 which includes professional services, project management fees, contingency, and overhead.

Building Maintenance staff have inspected the work performed on the project and found it to be consistent with the approved plans and specifications. All punch list items have been addressed and the project has been accepted by staff as complete on July 26, 2022.

In order to close out the project, it is recommended that your Board accept the project as complete and authorize the Director of Facilities Management, or designee, to execute the final and record the Notice of Completion.

ENVIRONMENTAL IMPACT

This project is exempt from review pursuant to California Environmental Quality Act (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.

Honorable Board of Supervisors

September 27, 2022

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FISCAL IMPACT

The Notice of Completion does not have a fiscal impact. The total estimated cost of the Auburn Library Roof & HVAC Renewal, Project No. PJ01234 was \$800,000.00 and was included in the

FY 2021-22 Capital Projects Fund (CC12018) budget. The actual cost at completion is \$785,329.44 which includes professional services, project management fees, contingency, and overhead. Budget savings of \$14,670.56 were reallocated to unplanned major maintenance projects which is consistent with the intent of building rehabilitation, funded by the General Fund, within the FY 2022-23 Multi-Year Capital Improvement Plan for Facilities.

ATTACHMENTS

Attachment A - Auburn Library Roof & HVAC Renewal – Resolution

Exhibit 1 - Auburn Library Roof & HVAC Renewal - Notice of Completion

Before the Board of Supervisors County of Placer, State of California

In the matter of: A Resolution accepting the Auburn Library Roof & HVAC Renewal Project, Project No. PJ01234, located at 350 Nevada St., Auburn, California, as complete and authorizing the Director of Facilities Management, or designee, to sign and record the Notice of Completion for the contract with Madsen Roofing & Waterproofing, Inc.

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, that the Auburn Library Roof & HVAC Renewal Project, performed by Madsen Roofing & Waterproofing, Inc., Project No. PJ01234, is accepted as complete; and,

BE IT FURTHER RESOLVED, that the Director Facilities Management, or designee, is hereby authorized to sign the Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

Exhibit 1: NOTICE OF COMPLETION AND SUPPLEMENTAL INFORMATION SHEET

Recording requested by and Return to:
County of Placer
Facilities Management
Building Maintenance
11476 C Avenue, Auburn, CA 95603
Exempt from Recording Fees – Govt Code 27383

**NOTICE OF COMPLETION
RES. NO.**

Project Name: Auburn Library Roof & HVAC Renewal

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 9204, that the following Contractor, to wit:

**Madsen Roofing & Waterproofing, Inc.
5960 Bradshaw Road
Sacramento, CA 95829**

performed and completed, for the County of Placer, 175 Fulweiler Avenue, Auburn, State of California, the following contract, structure or work of improvement, to wit:

**Auburn Library Roof & HVAC Renewal
Project No. PJ01234
350 Nevada Street
Auburn Ca, 95603**

The property is owned by the County of Placer in fee. Project completion date: July 26, 2022.

Executed this _____ day of _____ 2022, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

STEVE NEWSOM, DIRECTOR
FACILITIES MANAGEMENT
COUNTY OF PLACER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**STATE OF CALIFORNIA)
COUNTY OF PLACER)**

On _____ before me _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**NOTICE OF COMPLETION
SUPPLEMENTAL INFORMATION SHEET**

DATE: September 23, 2022

PROJECT NO: PJ01234

PROJECT NAME: Auburn Library Roof & HVAC Renewal

FUND/BUDGET UNIT/ACCOUNT NO:

CONTRACTOR: Madsen Roofing & Waterproofing, Inc.

SUMMARY OF EXPENDITURES

ORIGINAL CONTRACT AMOUNT	\$ 623,962.00
CONTRACT CHANGE ORDERS	\$ <u>1,313.86</u>
TOTAL CONTRACT EXPENDITURES	\$ 625,275.86

CHANGE ORDER NO.	CONTRACT CHANGE ORDER SUMMARY BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Dry Rot Repair Allowance: Repair dry rot where found.	\$10,000.00
2	Metal Bats: Install wide rib covers over metal roof panels, this change order was not approved.	\$0.00
3	Upper Roof Valley: Build a tapered Floor within the Upper Roof Gutter to improve water flow.	\$3,986.37
4	Lower Roof Valley: Build a tapered floor within the Lower Roof Gutter to improve water flow.	\$8,199.33
5	New Underlayment: Original metal roof underlayment called for in design and approved by the Building Department was found to be deficient upon inspection. Contractor supplied and installed correct underlayment. Cost change is the cost difference between products.	\$1,670.00
6	Weekend Labor: A portion of Roof and HVAC work critical to the Library remaining on construction schedule sent to public required weekend work in order to maintain that schedule.	\$889.92
7	Auburn Library Water Damage: credit to the County for damaged books resulting from a storm event in October 2021.	\$(23,431.76)
	Total Change Orders	\$ 1,313.86

