

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **NOVEMBER 6, 2007**

From: **JD JAMES DURFEE / JOEL SWIFT**

Subject: **HISTORIC COURTHOUSE ROOF REPAIRS**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with repairs to the Historic Courthouse roof:

1. Authorize the Director of Facility Services to enter into an agreement with the Administrative Office of the Courts (AOC) to participate in the cost of the Historic Courthouse Roof Repairs project in an amount, not to exceed \$275,000, in accordance with the Transfer Agreement, Section 5.1.2.1 - Proportionate Share.
2. Authorize the Director of Facility Services to take all future actions required to facilitate completion of this project.

BACKGROUND: Effective on April 1, 2007, the County and the AOC entered into a Transfer Agreement for the Historic Courthouse in Auburn. This Agreement entitles the AOC to the perpetual and exclusive use of court facilities in this building under the terms and conditions of the Transfer Agreement. With regard to common areas, this Agreement assigns expenses on a proportional basis according to the amount of exclusive use areas allocated to the County and the Courts. In the case of the Historic Courthouse, this allocation is 23% to the County and 77% to the AOC.

With the concurrence of the County, McGinnis Chen Associates, Inc. (MCA), under contract to the AOC, conducted an investigation of the recurring roof leaks at the Historic Courthouse. In June 2007, MCA provided a report that identified three primary areas of water infiltration and proposed repairs. The areas of infiltration have been identified as:

- 1) The walkways at the colonnade and the stone gallery of the Dome.
- 2) Exterior metal cladding on the walls, columns, parapets and other architectural features.
- 3) The windows at the colonnade and stone gallery.

Recommended repairs consist of temporary measures to the Dome's windows and roofing to prevent continued damage to the fourth floor of the Courthouse. The permanent repairs consist of demolition of interior ceiling and wall drywall and installation of new drywall and paint. Exterior remediation includes, removal of existing paints, coatings and plywood decking, installation of new sealants, cladding and flashings and removal and replacement of windows and vents. The plan includes scaffolding, protection of the structure and an on-site Industrial Hygienist for the duration of the project. The AOC is proposing to contract with MCA to provide the design, construction documents, bid administration and construction administration.

The total project cost is estimated to be \$1,080,000 which includes design, bidding, construction and administration support. The County's proportionate share, in accordance with the Transfer Agreement, is 23% or \$248,400. The project is projected to take nine months, during which time the Courts in the Historic Courthouse will be closed.

In order to proceed with this project and meet the proposed schedule, your Board's approval of staff's recommendation is required.

ENVIRONMENTAL CLEARANCE: This project is exempt from the California Environmental Quality Act pursuant to Section 15301 – that provides for operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses.

FISCAL IMPACT: The total project cost is estimated to be \$1,080,000. The County's proportionate share of this cost is 23% or \$248,400. The recommended County budget for this project is \$275,000 which includes \$26,600 for contingency and County's staff time. There is sufficient funding in the Capital Projects Fund for the County's share of this project.

JD:JS:RU

cc: COUNTY EXECUTIVE OFFICE

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