

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

To: Honorable Board of Supervisors

Date: February 3, 2015

From: ^{MD} Mary Dietrich, Facility Services Director
By: Rob Unholz, Capital Improvements Manager

Subject: Reroofing of selected buildings at the Placer County Government Center, Project No. 4901A

ACTION REQUESTED:

1. Approve Plans and Specifications and authorize staff to solicit bids for the Placer County Government Center Reroofing Project No. 4901A, of buildings on B Avenue in the Placer County Government Center.
2. Approve a Resolution Authorizing the Director of Facility Services, or designee, to award and execute a construction contract not-to-exceed \$139,920 in budgeted net county cost, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: On February 5, 2013 your Board approved a Consultant Services Agreement with Lionakis for a Placer County Government Center (PCGC) Facility Condition Assessment to evaluate 34 original DeWitt buildings to determine anticipated maintenance costs. On November 10, 2014 the Purchasing Manager approved a Consultant Services Agreement with Lionakis to provide design and construction document services for the reroofing of PCGC Buildings 107-117, Project No. 4901A. County staff has worked with Lionakis to identify the buildings most in need of roof repairs based on the 2013 Facility Condition Assessment, and site specific updates to the Assessment. It was determined that roofs on Buildings 108A, 110A, 111A, 117A and the infill between 110 and 111 are in immediate need of repair. The project also includes the removal and reinstallation of solar panels on Buildings 110A and 111A and repair of assorted mechanical roof curbs and parapets.

The estimate of probable construction cost is \$139,920 in budgeted net county cost, including a construction contingency of \$12,720. To provide the opportunity to repair additional roof areas if budget is available, the bid documents contain two Additive Alternates for the cost of reroofing Building 107B and Building 112B. In order to proceed with reroofing PCGC Buildings 107-117, it is requested that your Board authorize staff to solicit bids, and authorize the Director of Facility Services, or designee, to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: This project is exempt from review pursuant to CEQA guidelines Section 15301 – which exempts activities associated with the operation, repair and maintenance of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time.

FISCAL IMPACT: The estimated total project cost is \$200,000, in budgeted net county cost. This includes \$139,920 for construction and construction contingency, \$25,500 for consultant services, and \$34,580 for project management, force account and project contingency. There are sufficient funds appropriated in the Capital Projects Fund for this work.

ATTACHMENTS: RESOLUTION

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: PLANS AND SPECIFICATIONS

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

MD:SB:RU:DH:HB:SH

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

In the matter of: A RESOLUTION AUTHORIZING
THE DIRECTOR OF FACILITY SERVICES, OR
DESIGNEE, TO AWARD AND EXECUTE A
CONSTRUCTION CONTRACT IN AN AMOUNT
NOT-TO-EXCEED \$139,920 FOR REROOFING
VARIOUS BUILDINGS AT THE PLACER COUNTY
GOVERNMENT CENTER, PROJECT NO. 4901A

Resolution No. _____

RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2015 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 HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board delegates authority to the Director of Facility Services, or designee, to award and execute a construction contract in an amount not-to-exceed \$139,920 and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.