

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

To: Honorable Board of Supervisors

Date: June 16, 2015

From: Ken Grehm, Facility Services Interim Director
By: Scott Battles, Deputy Director of Facility Services

Subject: South Placer Adult Correctional Facility (SPACF) – Amendment #2

ACTION REQUESTED:

Approve an amendment to the Agreement with CGL/Kitchell for preventative maintenance and operation services for the SPACF kitchen boilers, in the amount of \$93,770, for the period of June 16, 2015 to June 30, 2016, and authorize the Department Director, or designee, to sign change orders up to \$9,400 for additional repairs. Funding is provided by the Probation Department, Correctional Food Services Division, and is included in the FY 2015-16 Proposed Budget.

BACKGROUND:

On April 9, 2013 your Board approved an agreement with CGL/Kitchell Facility Management, LLC (CGL/Kitchell) for a service contract to provide for maintenance and operations of the South Placer Adult Correctional Facility (SPACF). The agreement is a fixed fee contact for preventative maintenance and repair services with an "Additional Services" allowance for unanticipated facility repairs.

Based on two years of occupied operations, Probation has asked that Facility Services take over the preventative maintenance, operation, and minor repair of the ten (10) Fulton "California Special" steam boilers used to service the SPACF kitchen operations. Due to the specialization required to oversee this boiler system, Facility Services is opting to amend their existing agreement with CGL/Kitchell for this purpose. The boiler services amendment will include all manufacturers' recommended annual, semi-annual, monthly, and weekly preventative maintenance with all chemical testing and treatment to include minor repairs for the remaining duration of the contract period ending July 2016.

It is necessary for your Board to approve Amendment #2 with CGL/Kitchell in an amount not to exceed \$93,770 for the proper and timely maintenance, repair, and operation of the SPACF kitchen boilers.

FISCAL IMPACT:

The total cost of Amendment #2 is \$93,770. Funding for the SPACF kitchen boilers maintenance and operation service continues to be paid by the Probation Departments Correctional Food Services Division and the increase is included in their FY 2015-16 Proposed Budget.

ATTACHMENT: AMENDMENT #2

KG/SB/DO/KT

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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CONTRACT NO.

CN028184

ADMINISTRATING AGENCY:

Placer County Department of Facility Services / Building Maintenance Division

PROJECT:

Maintenance and Operations for South Placer Adult Correctional Facility

THIS SECOND AMENDMENT MADE AND ENTERED into this _____ day of _____, 2015, by and between the COUNTY OF PLACER, hereinafter referred to as "COUNTY", a political subdivision of the State of California, and CGL/K Facility Management, LLC, hereinafter referred to as "CONSULTANT".

WITNESSETH:

WHEREAS, on the 1st day of May, 2013 the COUNTY and CONSULTANT entered into a contract for the purpose of providing facility maintenance services for the South Placer Adult Correctional Facility (SPACF) located at 11801 Go For Broke Road Roseville, California 95678; and,

WHEREAS, COUNTY and CONSULTANT agreed to provide all labor, material, and equipment necessary to perform all preventative, corrective, scheduled and unscheduled maintenance and repair services for a fixed fee, and would perform "Additional Services" as required by the COUNTY on a time and material basis.

WHEREAS, on May XX, 2015 Amendment #1 for Eighty Eight Thousand Eight Hundred Thirty Eight Dollars (\$88,838) was issued to the CONSULTANT for the addition of a Building Maintenance Technician (BMT) to increase maintenance staffing from a "Caretaker" status to meet the increased maintenance and repair demands of a fully operational facility.

WHEREAS, COUNTY has determined that the "Additional Services" allowance needs to be increased to support unanticipated maintenance and repair requirements and the CONSULTANT shall take over the care and maintenance of the kitchen boilers.

NOW, THEREFORE, it is hereby agreed by the parties that: The CONSULTANT shall perform all preventative maintenance on the ten (10) Fulton "California Special" steam boilers used to service the SPACF kitchen operations, for a cost of **Ninety Three Thousand Seven Hundred Seventy Dollars (\$93,770.00)** for a period of Thirteen Months (13) commencing on, or about, June 1st, 2015. All work shall include, but is not limited to:

- a. All manufacturer's recommended annual, semi-annual, monthly, and weekly preventative maintenance,
- b. All chemical testing and treatment, and
- c. All corrective repairs under \$500 per occurrence.

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1. All other terms and conditions in the agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

COUNTY OF PLACER:

BY: _____
CHAIRMAN, BOARD OF SUPERVISORS

DATE: _____

CONSULTANT:

BY: _____
Russell A. Fox
Executive Principal/Partner
CGL/K Facility Management, LLC

DATE: _____

APPROVED AS TO FORM

APPROVED AS TO FUNDS

BY: _____
Placer County Counsel

BY: _____
Placer County Auditor

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