



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

Short Name/Subject Emergency Repairs to Government Center Campus Roofs	Board Meeting Date April 9, 2019	Agenda Number 25
Dept: Administrative Office Contact: Bonnie Rich Phone: 209/754-6025	Supervisory District Number Countywide	Consent Agenda
Published Notice Required? No Public Hearing Required? No		Estimated Time: 0 Minutes
Type of Document? Action Item PowerPoint Presentation Included? No Budget Transfer Included (Must be signed by Auditor)? No Complete Agreement Required? No Position Allocation Change? No		

RECOMMENDATION:

Approve continuation of Emergency Contracting Procedures pursuant to Public Contract Code Chapter 2.5, Section 22050 for emergency repair work necessary to skylight structures to the roofs of Buildings A, D, and E of the County Government Campus. Requires a 4/5th vote.

DISCUSSION/SUMMARY:

The roofs of Building A, D, and E have had a long standing issue with leakage due to the age and degeneration of skylights on the top of the roof system. Many years ago, the County was able to rectify the issue by installing temporary plywood “doghouses” over the existing original skylights. These dog houses have now taken on considerable dry rot over the years causing significant leakage in all three buildings. There are concerns that another heavy winter of rain will cause significant financial impact if these areas are not repaired and remedied immediately.

The proposed treatment for the deteriorated conditions includes a two (2) phased approach. Phase I includes the removal of the existing doghouse structures with repairs and replacement of permanent structures including the installation of new skylights, fascia boards and framing as required. Phase II includes pressure washing and application of silicone base seal coating on flashing cement on the perimeter and base flashings where needed. The work would be scheduled to be performed within 45 days following the County’s notice to proceed to Contractor.

On November 6, 2018, Item #15 (IQM2 #4159), the Board adopted Resolution No. 20181106r206 making findings that an emergency conditions exist requiring immediate repairs to the skylights on Building A, D, and E of the County Government Campus, and authorizing the County Administrative Officer/Purchasing Agent to execute an agreement with All Sierra Roof Company, Inc. of Jackson, California in the amount of \$162,326.00 for necessary structural repairs to skylights and seal coating surrounding the skylight structures and remaining rooftops of Buildings A, D, and E.

The Administrative Office has provided an oral update on the completion of Phase I at the Board’s January 8, 2019, Item #21 (IQM2 #4211), regularly scheduled meeting and provided a summary of total expenditures to date, attached. The Facilities Manager is coordinating with All

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Sierra Roofing Company of Jackson, California, for an assessment of repairs needed to low lying areas of the roofs to include downspouts prior to sealcoating. Once the needed repairs have been identified, the Facilities Division will issue a Change Order to the construction contract for the repairs required prior to completion of Phase II – Seal Coating.

Project Status Updates:

Change Order 02, attached, was fully executed and issued on March 21, 2019. This change order identifies additional work to the flat areas of the roofs to address ponding in those areas and installation of a safety railing above the atrium adjacent to the Board of Supervisors Chambers. Weather permitting, it is anticipated that the work under Phase II of this project, inclusive of Change Order 02, will be completed by April 30, 2019. It is the intent of all parties to complete this work as expeditiously as possible and return to the Board for acceptance of all work completed and the approval of a Notice of Completion sometime in May of 2019.

An updated spreadsheet of total project actual costs to date is attached. The total obligation to All Sierra Roofing Company, inclusive of Change Orders 01 and 02, is \$216,619.12.

Pursuant to Public Contract Code, Section 22050 this item shall remain on the Board of Supervisors' agenda at every regularly scheduled meeting until such action is terminated, to determine, by a 4/5th vote, that there is a need to continue the action.

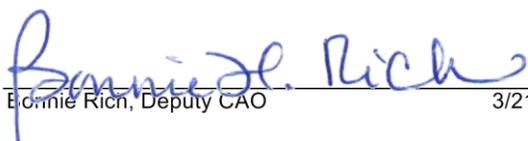
FINANCING:

Funds for this work are budgeted within the County's Capital Improvement Budget (10401060), Government Center Roofing (5691) which is funded by Special Revenue Fund 55870000/Certificates of Participation (COP) Non-general fund.

ALTERNATIVES:

The Board could chose not to approve this item; however, staff does not recommend this as failure to make the necessary repairs could result in additional significant damage to County Facility Infrastructure and personal property.

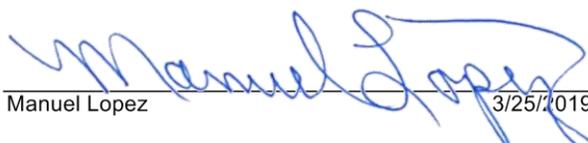
APPROVED BY:


Bonnie Rich, Deputy CAO

3/21/2019


Sarah DeKay

3/22/2019


Manuel Lopez

3/25/2019


Diane Severud, Deputy Clerk of the Board of Supervisors

3/25/2019