



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 11/19/2019

To: Sonoma County Board of Supervisors
Department or Agency Name(s): General Services
Staff Name and Phone Number: Scot Stanley, 707-565-6116
Vote Requirement: Majority
Supervisorial District(s): All

Title:

Main Adult Detention Facility Expansion Roof Replacement, Phase IV

Recommended Action:

Approve plans and specifications for Phase IV of the Main Adult Detention Facility (MADF) Expansion Roof project.

Executive Summary:

Background

The Main Adult Detention Center (MADF) expansion roof at the County Center is 25 years old and the roof is now beyond its useful life. Significant leaking from the roof and parapet gaskets has been experienced over the past several years and that has prompted the need to perform multiple repairs. Continued repairs are not feasible and a new roof is now necessary. The new roofing will be a PVC membrane cool roof enhancing the energy efficiency of the building.

This item is to approve the plans and specifications for the last phase (Phase IV) of the roof replacement project. All other phases of the MADF roof replacement project have already been completed. Phase IV represents the final phase of the MADF roof replacement.

Discussion:

The Main Adult Detention Facility building roof is very large and the estimated \$4,252,000 total cost represents a significant budget request in a single year. Therefore the reroofing project and request for funding was previously divided into four phases: Phase 1 North section in FY 2015-16, Phase 2 South section in FY 2016-17, Phase 3 East and west sections in FY 2017-18 and Phase 4 Expansion in FY 2019-20. Funding for Phase 4 was appropriated for the Criminal Justice Fund in the FY19/20 Capital Project Budget in the amount of \$1,137,550. The roof replacements each have an anticipated life of approximately 15 to 20 years. Although phasing the MADF roof replacement project exposed the total project cost to cost escalation over five years, there was no other alternative financing mechanism identified in FY 2014/15 when the project was launched.

Project Description:

This portion of the project will re-roof the Expansion section of the MADF, of approximately 29,953 square feet. The old roofing and insulation will be completely removed to the concrete decking and new insulation with a PVC cool roof membrane will be installed. All expansion joints in the Expansion building section will be

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replaced and a metal parapet capping will be added to the tops of all the walls to prevent water from seeping into the block walls.

The plans and specifications for the roof replacement project were developed and certified by design consultants and licensed architects Nichols, Melburg and Rossotto. General Services' Facilities Development and Maintenance staff have reviewed the plans and specifications and recommend their approval.

Public Bid:

The current schedule calls for a notice inviting bids for the MADF Expansion Roof Replacement Phase 4 project to be issued end of November, 2019. A mandatory pre-bid conference would be held mid-December. The bid opening would then be held in early January, 2020.

Schedule:

The work is scheduled to start in March, 2020 and it is anticipated to be completed in July, 2020. The project is anticipated to take 120 days to substantial completion.

Prior Board Actions:

October 24, 2017: Approved Award construction contract to Best Contracting for the Main Adult Detention Facility Roof Replacement Phase 3 in the amount of \$955,000.

June 15, 2017: Approved \$1,408,000 for the construction cost of the Main Adult Detention Facility Roof Replacement Phase 3.

May 5, 2017: Approved Award construction contract to Best Contracting for the Main Adult Detention Facility Roof Replacement Phase 2 in the amount of \$830,000.

June 2016: Capital Budget FY 16/17: Approved \$1,056,874 for the construction cost of the Main Adult Detention Facility Roof Replacement Phase 2.

July 21, 2015: Approved Phase 1, 2 & 3 Plans and Specifications and Award construction contract to Pioneer Contracting, Inc. for the Main Adult Detention Facility Roof Replacement Phase 1 in the amount of \$788,000.

June 16, 2015: Approved \$1,514,000 Criminal Justice Construction Fund for the construction cost of the Main Adult Detention Facility Roof Replacement Phase 1.

May 19, 2015: Approved an Additional Services Amendment #1 to the design services contract with Allana Buick & Bers, Inc. in the amount of \$34,800, for a new total of \$188,830.

August 12, 2014: Awarded the design contract for the Main Adult Detention Facility Roof Replacement to Allana Buick & Bers, Inc. in the amount of \$154,030.

June 17, 2014: Approved funding for the design of the roof replacement (\$250,000).

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses	\$1,137,550		
Additional Appropriation Requested			
Total Expenditures	\$1,137,550		
Funding Sources			
General Fund/WA GF	\$1,137,550		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	\$1,137,550		

Narrative Explanation of Fiscal Impacts:

Project funding is included in the 2019-20 Capital Projects Budget. □

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

None

Related Items "On File" with the Clerk of the Board:

- Project Specific Plans
- Project Specific Specifications