

DEPARTMENT: Public Works

By: Michael Edwards Phone: 966-5356
Director

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes___ No X)

Public Works recommends that the Board approve the contract for re-roofing the History Center/Library building, PW 95-11 and authorize the Public Works Director to execute a contract with the lowest responsible bidder.

The recommended roofing material is standing seam metal. Because we can encapsulate the existing asbestos contained in the "felt" inter-layment between the shakes with this type of installation, it is likely to be the least costly installation that can be designed. It also has the advantage of longer life, and is more aesthetically in tune with the adobe block walls of the History Center/Library.

The History Center Board of Directors and the Historical Sites and Records Preservation Commission have reviewed and approved of this design.

As an alternative, for cost comparison purposes, tear-off, sheeting, and composition shingles were included in the specifications.

Since the Board item must be prepared two weeks in advance, and there is a need to expedite this project, details of the bids and recommendations will be provided to the Board on Friday afternoon, December 14, to accompany this item. Funding recommendations will also be provided at the Board meeting.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board approved funding of \$10,000 for this project in the FY 95/96 budget. At that time, we advised that this would be insufficient and would come back with a cost estimate after we had investigated the alternative roof systems. Subsequent investigation showed that the existing felt inter-layment contains 70 to 75% asbestos. The Board approved the plans and specifications on November 14, and directed Public Works to return for recommendations on funding and approval of award after the bid opening. The bid opening was held on December 14.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. No action will delay completion of this project. The roof leaks in numerous locations and endangers the integrity of the valuable museum contents.
2. Installation of a composition shingle roof would entail expensive tear-off of the existing shakes by an asbestos handling contractor. The metal roof is light enough to be placed over the existing roof.

COSTS: () Not Applicable
 A. Budgeted current FY \$10,000
 B. Total anticipated costs \$40,000
 C. Required additional funding \$30,000 *
 D. Internal transfers \$

SOURCE: (x) 4/5th Vote Required
 A. Unanticipated revenues \$
 B. Reserve for contingencies \$
 C. Source description: * To be provided at meeting
 Balance in Reserve Contingencies, if approved: \$


SPECIAL INSTRUCTIONS:
 List the attachments and number the pages consecutively:

CLERK'S USE ONLY
 Res. No.: 95-535 Ord. No. _____
 Vote - Ayes: 4 Noes: _____
 Absent: None Abstained: _____
 Approved _____ () Denied _____
 Minute Order Attached _____ () No Action Necessary _____

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
 This item on agenda as:
 Recommended
 Not Recommended
 For Policy Determination
 Submitted with Comment
 Returned for Further Action

The foregoing instrument is a correct copy of the original on file in this office.
 Date: _____
 ATTEST: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
 By: _____
Deputy

Comment: _____

 A.O. Initials: 

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: MIKE EDWARDS, PUBLIC WORKS DIRECTOR
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: RE-ROOFING OF HISTORY CENTER/LIBRARY

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,
ADOPTED THIS Order on December 19, 1995

ACTION AND VOTE:

11:07 a.m. Mike Edwards, Public Works Director;

A) Award Contract for Re-roofing the History Center/Library Building, Public Works Project Number 95-11 and Authorize the Public Works Director to Execute a Contract with the Lowest Responsible Bidder (4/5ths Vote Required)

BOARD ACTION: Discussion was held with Mike Edwards relative to the project and potential funding sources. Don Weston, representing the History Center Board of Directors, advised that they had reviewed and concur with the proposed roofing materials. Following further discussion, (M)Balmain, (S)Reilly, Res. 95-535 adopted, with direction that funding be as follows: \$10,000/current CIP budget; \$7,500/balance of Mental Health Roof budget; \$7,500/balance of Rest Area budget; \$14,500/Hall of Records Roof budget; and \$5,000/Youth Facilities budget/Ayes: Reilly, Balmain, Stewart, Parker; Excused: Taber.

cc: Jeff Green, County Counsel
Ed Johnson, Planning and Building Director
Ken Hawkins, Auditor
Maurie Hoekstra, Librarian



COUNTY of MARIPOSA

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DEPARTMENT OF PUBLIC WORKS

Divisions of:
Design & Construction
Administration
Operations

December 14, 1995

Michael D. Edwards
Director

INTEROFFICE MEMO

TO: Board of Supervisors

FROM: Michael D. Edwards, Director of Public Works *MDE*

SUBJECT: History Center Re-roof

In the agenda action form for this item, we advised that we would provide information after the bid opening on December 14 for the meeting of December 19, in order to expedite action. Bid submittal information is attached.

The low bid for the metal roof alternative was \$41,000, submitted by C.M. Shaw Construction, Inc. of Fresno. This is the company that recently completed the Probation Department roof, and their subcontractor did the re-roof of the Coulterville Fire Station.

The low bid for the composition shingle roof was submitted by Rana-Fuller Construction of Fresno, for \$35,900. The installation of this alternative requires complete tear-off of the existing shake roof and asbestos interlayment, installation of 1/2" plywood over the existing skip sheeting, 30# felt and composition shingles.

The metal roof would be installed over the top of the existing shake roof and would permanently encapsulate the asbestos interlayment. Public Works recommends that the Board approve the award of the metal roof, even though it has a higher initial cost, for the following reasons:

1. The metal roof has a longer expected life, probably 40 to 50 years, compared to probably 30 years for the composition shingle roof.
2. The Historic Sites Commission recommended the metal roof alternative because of esthetics and expected life.
3. Public Works believes that the standing seam metal roof will look better architecturally with the exterior adobe block walls of the History Center.
4. Public Works believes that the metal roof will be easier to install under winter conditions with less chance of problems, since the existing roof will be left in place.

For the composition roof, if a storm occurs during or after tear-off and before the plywood and felt is installed, damage could result to the museum contents. Although the contractor is responsible for providing weather protection during construction, museum exhibits are not easily replaceable if damaged.

The funding recommendations for the roof are as follows:

Low bid (metal roof recommendation)	\$41,000
Contingency @ 5%	2,000
Engineering, Construction Admin., Insp., permits	<u>1,500</u>
Total	\$44,500

Recommended Funding:

1. Current Budget (C.I.P.)	\$10,000
2. Balance of Mental Health roof budget (C.I.P.)	7,500
3. Balance of Rest Area budget (C.I.P./lawsuit)	7,500
4. Hall Records roof budget (CIP/Prop Tax Admin.)	14,500
5. Reserve for contingency	<u>5,000</u>
Total	\$44,500

Alternative Funding (in lieu of Items #4 & 5 above)

4. Youth Facilities (CIP/"Field of Dreams")	16,000
5. Reserve for contingency	<u>3,500</u>
Total	\$44,500

Because of the funding decisions involved in this issue, a 4/5 vote is required.

BID SUBMITTED

REROOF AT LIBRARY/HISTORY CENTER

PW 95-11

**Thursday, December 14, 1995
10:00 a.m.**

C. M. Shaw Construction
436 W. Twain
Fresno, CA 93704

Alt. #1 \$41,000
Alt. #2 \$40,300

Rana and Fuller
1761 W. Shaw Ave.
Fresno, CA 93711

Alt. #1 \$59,500
Alt. #2 \$35,900

Phil's Roofing
2139 N. Pleasant
Fresno, CA 93705

Alt. #1 No Bid
Alt. #2 \$46,730