

DEPARTMENT: Public Works

By: Michael Edwards
Director

Phone: 966-5356

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

Authorize the Public Works Director to negotiate an architectural contract with McCabe-Pressey Architects and issue contracts based on the informal bid process qualified contractors as necessary, upon review by County Counsel, to repair and rehabilitate the roof over the 1861 vault at the County Courthouse, and approve the necessary expenditures from the Courthouse Construction Fund (\$30,000).

It was recently observed (see attached letter) that the vault roof is beyond the point where it can be patched as has been done by staff in recent years. It must now be replaced if substantial risk to historic Court documents is to be avoided this year. Time is of the essence.

The recommended actions are to authorize the Public Works Director to perform the following:

1. Contract with McCabe-Pressey Architects to oversee the project and provide detailed recommendations. Bob McCabe is by far the most qualified designer to deal with our Courthouse.
2. Seek informal bids with qualified roofing contractors and issue a contract for a lump sum cost to remove the old roof and replace with a new one when structural repairs, as necessary, are done.
3. Seek informal bids with a qualified contractor(s), and issue contract(s) as required, to complete structural repairs for the roof and ceiling and reconstruct the walking platform.

This approach represents the most efficient and cost-effective means to accomplish this work, given the unknown aspects of the project and the short time frames involved.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board has approved similar approaches to unusual or time-sensitive projects in the past. The contract amounts would be under the County's adopted amounts allowing for informal bids.

The most recent use of the Courthouse Construction Fund was for the interior linoleum and carpet replacement.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. Direct that one contract be issued based on a formal bid process. This process could not be completed in time to rehabilitate the roof before winter. The cost would likely be much higher.
2. No action. Staff would attempt to patch the roof once again, with a significant possibility of failure and major leaks in the vault.

COSTS: () Not Applicable

A. Budgeted current FY \$ 115,806
 B. Total anticipated costs \$ 30,000
 C. Required additional funding \$
 D. Internal transfers \$

SOURCE: (X) 4/5th Vote Required

A. Unanticipated revenues \$
 B. Reserve for contingencies \$
 C. Source description: _____

Balance in Reserve Contingencies,
 if approved: \$ _____

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

1. McCabe/Edwards letter of 7/15/96 (3pgs)
 2. Budget action form

CLERK'S USE ONLY

Res. No.: 96-327 Ord. No. _____
 Vote - Ayes: 5 Noes: _____
 Absent: _____ Abstained: _____
 Approved () Denied
 Minute Order Attached () No Action Necessary

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

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
 This item on agenda as:

Recommended
 Not Recommended
 For Policy Determination
 Submitted with Comment
 Returned for Further Action

Comment: _____

A.O. Initials: MA

**COUNTY OF
MARIPOSA**

BUDGET ACTION FORM

DEPT/DIV: Public Works

CONTACT: Michael D. Edwards

DATE: July 22, 1996


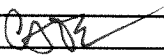
PHONE: 966-5356

ACTION REQUESTED: (Check All That Apply)

- Budget appropriation by Board of Supervisors (4/5ths Vote Required): Amending the total amount available in the County Budget, or in any one fund of the budget, or appropriating Reserve for Contingencies;
- Transfer by Board of Supervisors (3/5ths Vote Required): Moving existing appropriation from one budget to another, or between categories within a budget unit;
- Transfer by Administrator: Moving existing appropriations within a single budget category between line items (i.e. services and supplies, etc.);
- Transfer by Auditor: Moving salaries between line items to accommodate variances internal to salaries; OR transfers within the County budget under \$50.00 to accommodate minor variations from the budget.

<u>FUND/DEPT/ACCT NO.</u>	<u>LINE ITEM DESCRIPTION</u>	<u>AMOUNT (FROM)/TO</u>
502-1301-771-0787	Courthouse Construction	(\$30,000)
503-1303-309-1600	Courthouse Renovation	\$30,000
503-1303-309-1600	Courthouse Renovation	\$30,000
503-1303-773-0606	Rehab Old Vault Roof	\$30,000

Justification: See attached Board item.

Department Head Signature:  Date: 7/22/96
 Approved By: Res. No. _____ Clerk: _____ Date: _____
 Administrator: _____ Date: _____
 Auditor:  Date: 7-26-96

AUDITOR'S USE ONLY:
 Description: _____ Transfer No.: _____
 _____ B.R. No.: _____