

**DEPARTMENT:** Public Works/Engineering

**BY:** James J. Petropulos  
**PHONE:** 966-5356

**RECOMMENDED ACTION AND JUSTIFICATION:**

Approve Plans and Specifications for the Remodel of the Rock House; Authorize Public Works to Advertise and Award the Necessary Contracts to Complete the Work at the not-to-Exceed Cost of \$119,000

Staff has met with the District Attorney's office several times to determine the extent of the remodel work and prepared the proposed floor plan as a result of those meetings.

Staff successfully completed a similar project approximately two years ago by remodeling the Old Kings View building for Human Services. Several contracts were executed to accomplish the remodel that included most of the same tasks as proposed for the Rock House.

The Rock House project will be managed the same way. Various trades will be hired to accomplish the different required tasks. For example, the Facilities Maintenance Division will contract with an electrician to upgrade the electrical per the proposed floor plan; a plumbing contractor will remodel the bathroom per ADA standards as shown on the plan; a heating and cooling contractor will extend or modify the ductwork and controls for the heating and cooling systems; a flooring contractor will install the flooring and so forth. This method allows better control of the remodel project and will save money as we will not have to pay a general contractor for general conditions (insurance, mobilization, bonds), overhead and profit. Estimated time for completion is 90 calendar days.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

On August 26, 2003, the Board adopted Resolution 03-314 authorizing the remodel of the Rock House. Public Works was instructed to develop plans and specifications for the remodel and return for Board approval.

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

The Board may instruct staff to bid the project utilizing a general contractor. This will require more extensive design, require more time and add to the cost of the project.

Financial Impact? ( x ) Yes ( ) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? (X) Yes ( ) No ( ) Partially Funded		
Amount in Budget: \$ _____		List Attachments, number pages consecutively
Additional Funding Needed: \$ _____		1. Floor Plan
Source:		2. Resolution No. 03-314
Internal Transfer _____		_____
Unanticipated Revenue _____ 4/5's vote		_____
Transfer Between Funds _____ 4/5's vote		_____
Contingency _____ 4/5's vote		_____
( ) General ( ) Other		_____

**CLERK'S USE ONLY:**

Res. No.: 03 408 Ord. No. \_\_\_\_\_

Vote - Ayes: 5 Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

*AW* Approved

( ) 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

**COUNTY ADMINISTRATIVE OFFICER:**

\_\_\_\_\_ Recommended Action Recommended

/ No Opinion

Comments:

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CAO: *Will*