

"Placerville, a Unique Historical Past Forging into a Golden Future"



City Manager's Report

August 11, 2020 City Council Meeting

Prepared by: Terry Zeller, Director of Community Services

Item #: 12.1

Subject: Adopt a resolution:

1. Approving a contract with NyeCon, Inc. for Confidence Hall vertical shoring and horizontal bracing in the amount of \$131,998 as part of the Old City Hall Roof Replacement project (CIP #41902) and authorizing the Director of Community Services to execute the same; and
2. Approving a \$74,006 budget appropriation from the General Liability Reserve Fund for the said project.

Purpose: Request the City Council to approve the lowest qualified bid for the vertical shoring and horizontal bracing of Confidence Hall's west wall, located at 487 Main Street, to Nyecon Incorporated in the amount of \$131,998 and authorize the Director of Community Services to sign the contract.

Discussion: The two buildings at 487/489 Main Street, also known as Historic City Hall, were slated to receive new roofs to eliminate water infiltration and damage to the buildings. A roofing contract with Garland Inc. for \$102,775.00 was approved in 2019 but before the work started, an Engineer's opinion was requested as to the structural integrity of the buildings to support loads typical of a roofing project. Burne Engineering provided an email on May 5, 2019 referencing their previous feasibility study for the rehabilitation of 487/489 Main Street in December of 2015, concluding that the west wall of 487 Main Street (Confidence Hall) be shored and braced before starting any roofing project. The approved roofing contract was put on hold to allow for the engineering of vertical shoring and horizontal bracing of Confidence Hall. A design was completed by DHG Associates, and was informally bid upon by two contractors, with NyeCon, Incorporated supplying the lowest qualified bid at \$131,998. The other bid was from Swierstok Enterprises, Inc. dba Pro Builders in the amount of \$188,785.

Options:

1. Approve the proposed contract with NyeCon, Inc. for \$131,998 for vertical shoring and horizontal bracing and the \$74,006 budget appropriation.
2. Reject the bids and propose new direction to staff.

Cost: The cost of the proposed contract with NyeCon, Inc. totals \$131,998.

Budget Impact: The City Council adopted the Fiscal Year 2018/2019 Capital Improvement Program Budget which appropriated \$60,000 for the Old City Hall Roof Replacement project (CIP #41902). At its meeting held on January 8, 2019, the City Council approved an additional \$53,053 budget appropriation for a total project budget of \$113,053. Staff is recommending an additional \$74,006 budget appropriation from the General Liability Reserve Fund to complete the vertical

shoring and horizontal bracing phase of the project for a total project budget of \$187,059 as shown below:

Description	Revised Project Budget	Proposed Project Budget	Increase/ (Decrease)
Construction	\$ 102,775	\$ 167,259	\$ 64,484
Contingency	10,278	19,800	9,522
Total	\$ 113,053	\$ 187,059	\$ 74,006

To date, the project has encumbered the following costs:

NyeCon, Inc. (Proposed Contract)	\$ 131,998
Adam Laboratories, Inc.	281
DH Glabe & Associates	13,440
John Driscoll, City Attorney	23
Garland/DBS, Inc.	20,541
Mountain Democrat	276
Regasgroup	700
Total	\$ 167,259

As you can see, the \$167,259 in project encumbrances, including the \$131,998 agreement with NyeCon, Inc., is well within the \$187,059 proposed project budget. It's important to note that staff is not recommending any additional funding for the actual roof replacement due to the extreme budget constraints associated with the COVID-19 Pandemic. Staff plans on returning to the City Council after the vertical shoring and horizontal bracing is completed and presenting funding recommendations for the roof repair.

Recommendation:

Adopt a resolution:

1. Approving a contract with NyeCon, Inc. for Confidence Hall vertical shoring and horizontal bracing in the amount of \$131,998 as part of the Old City Hall Roof Replacement project (CIP #41902) and authorizing the Director of Community Services to execute the same; and
2. Approving a \$74,006 budget appropriation from the General Liability Reserve Fund for the said project.


M. Cleve Morris, City Manager


Terry Zeller, Community Services Director

Attachments:

- A. Infomal V-Bid tabulation for shoring/bracing work
- B. Resolution