**Sierra County**  
**Board of Supervisors’**  
**Agenda Transmittal & Record of Proceedings**

**MEETING DATE:** October 15, 2019  
**TYPE OF AGENDA ITEM:**  
☐ Regular  ☑ Timed  ☑ Consent

**DEPARTMENT:** Public Works and Transportation  
**APPROVING PARTY:** Tim H. Beals, Director  
**PHONE NUMBER:** 530-289-3201

**AGENDA ITEM:** Authorization to issue a Request for Proposals for Proposals to furnish and install a complete manufactured office building for the Sierra County Wellness Center.

**SUPPORTIVE DOCUMENTS ATTACHED:**  
☐ Memo  ☑ Resolution  ☑ Agreement  ☐ Other

**BACKGROUND INFORMATION:** The Wellness Center plan has been amended to moving a new building onto County owned property next to the Behavioral Health Building at 704 Mill Street, Loyalton. This RFP will allow work to progress.

**FUNDING SOURCE:** Behavioral Health - MHSA Funding  
**GENERAL FUND IMPACT:** General Fund Impact  
**OTHER FUND:**  
**AMOUNT:** $  
N/A

**ARE ADDITIONAL PERSONNEL REQUIRED?**  
☐ Yes, -- --  
☒ No

**IS THIS ITEM ALLOCATED IN THE BUDGET?**  
☐ Yes  ☑ No

**IS A BUDGET TRANSFER REQUIRED?**  
☐ Yes  ☑ No

**SPACE BELOW FOR CLERK’S USE**

| BOARD ACTION: | ☐ Set public hearing  
For: ___________________________  
☐ Direction to: ___________________  
☐ Referred to: ___________________  
☐ Continued to: ___________________  
☐ Authorization given to: ___________________ | Resolution 2019- ___________  
Agreement 2019- ___________  
Ordinance ___________________  
Vote:  
Ayes:  
Noes:  
Abstain:  
Absent:  
☐ By Consensus |
| ☐ Approved  
☐ Approved as amended  
☐ Adopted  
☐ Adopted as amended  
☐ Denied  
☐ Other  
☐ No Action Taken |

**COMMENTS:**

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CLERK TO THE BOARD ___________________________   
DATE ___________________________
SIERRA COUNTY WELLNESS CENTER
MANUFACTURED OFFICE PROJECT

REQUEST FOR PROPOSALS

SIERRA COUNTY HEALTH DEPARTMENT IS REQUESTING PROPOSALS TO FURNISH AND INSTALL A COMPLETE MANUFACTURED OFFICE BUILDING FOR THE SIERRA COUNTY WELLNESS CENTER. THE BUILDING SHALL CONFORM TO THE BASE FLOOR AND SPECIFICATIONS OF A STANDARD DUAL WIDE MOBILE HOME ATTACHED TO THIS REQUEST FOR PROPOSALS.

THE STRUCTURE SHALL CONFORM TO ALL CURRENT ADA STANDARDS AND REQUIREMENTS FOR PUBLIC USE BUILDINGS. IT IS THE INTENT OF THE COUNTY TO PREPARE A “PIT” TYPE CONCRETE FOUNDATION FOR THE STRUCTURE. THE MANUFACTURED BUILDING VENDOR SHALL BE RESPONSIBLE FOR THE FOUNDATION DESIGN AND CONSTRUCTION DOCUMENTS, SUPPLYING FULL BUILDING PLANS INCLUDING FLOOR PLAN, EXTERIOR AND INTERIOR ELEVATIONS AND MATERIAL AND EQUIPMENT SPECIFICATIONS FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT AND WELLNESS CENTER STAFF. FINISHES AND COLOR SELECTIONS SHALL BE BASED ON MANUFACTURERS STANDARD SELECTIONS.

THE MANUFACTURED BUILDING MANUFACTURER OR HIS SUB CONTRACTORS SHALL BE RESPONSIBLE FOR DELIVERY, SETTING ON THE PREPARED FOUNDATION, FINAL CONNECTIONS, BOLTING, AND HOOK-UP OF ALL UTILITIES ON SITE. THE COUNTY WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE FOUNDATION, ALL ADDITIONAL SITE WORK, INSTALLING UNDERGROUND UTILITIES TO THE FOUNDATION, AND LANDSCAPING.

PROJECT DESCRIPTION AND DESIGN CRITERIA

OWNER:

SIERRA COUNTY DEPARTMENT OF HEALTH
POST OFFICE BOX 1019
LOYALTON CALIFORNIA 96118

SITE ADDRESS:

704 MILL STREET
LOYALTON, CALIFORNIA 96118

ASSESSOR’S PARCEL NUMBER: 017 - 113 - 002 - 000

ZONING: CITY OF LOYALTON: COMMERCIAL

FIRE PREVENTION MEASURES: WILDLAND/URBAN INTERFACE STANDARDS

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BUILDING TYPE

MANUFACTURED DUAL WIDE TRAILER UNITS, LIGHT FRAME WOOD CONSTRUCTION MEETING BUILDING STANDARDS AND INSPECTIONS OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MANUFACTURED HOME (HUD) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TITLING AND REGISTRATION REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

MANUFACTURED HOME UNITS SHALL MEET THE FOLLOWING STRUCTURAL DESIGN CRITERIA FOR CONSTRUCTION IN LOYALTON, SIERRA COUNTY AS MODIFIED BY FEDERAL AND STATE STRUCTURAL CRITERIA

FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 15 PSF
ROOF SNOW LOAD: 70 PSF (Sierra County Guidelines for Loyalton. Not ground snow load)
ROOF DEAD LOAD: 12 PSF
WIND: 110 MPH
SEISMIC ZONE: C-D
SOIL BEARING: 2,000 PSF (Sierra County Guidelines)
FOOTING DEPTH: 18”
ICE BARRIER REQUIRED AT ALL EAVES

REQUIRED SUBMITTALS

COMPLETE FOUNDATION DESIGN AND ENGINEERING FOR COUNTY BUILDING PERMIT APPLICATION AND FOUNDATION CONSTRUCTION MANUFACTURED BUILDING PRE-CONSTRUCTION DOCUMENTS MATERIAL SPECIFICATIONS PLUMBING PLANS AND SPECIFICATIONS ELECTRICAL PLANS AND SPECIFICATIONS

FOUNDATION DESIGN AND ENGINEERING SHALL BE MADE AVAILABLE TO THE OWNER WITHIN FOUR (4) WEEKS OF PROJECT PROPOSAL ACCEPTANCE TO FACILITATE BUILDING PERMIT APPLICATION, CONSTRUCTION BIDDING, AND APPROVAL BY THE COUNTY.

MANUFACTURED BUILDING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL TO THE PROJECT ARCHITECT. CONSTRUCTION SHALL NOT BEGIN BEFORE WRITTEN APPROVAL OF THE ARCHITECT.
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OWNER SUPPLIED WORK, EQUIPMENT, AND FURNISHINGS

A  ELECTRICAL UNDERGROUND CONDUIT, PULL BOX, AND UTILITY HOOKUP TO BUILDING METER PANEL
B  UNDERGROUND LPG PIPING, PRV AND SHUTOFF TO BUILDING
C  UNDERGROUND COLD WATER PIPING AND METER FROM CITY MAIN TO BUILDING
D  SEWER LINE FROM STREET MAIN TO BUILDING FOUNDATION
E  WASHER AND DRYER
F  TELEPHONE, INTERNET, FIRE ALARM, SECURITY SYSTEM WIRING AND INSTALLATION
G  COMPLETE FOUNDATION, INCLUDING CONCRETE WALKS, RAMPS AND STOOPS

MANUFACTURED MOBILE HOME DESIGN STANDARDS

MANUFACTURED HOME TO BE CONVERTED TO COMMERCIAL USE AS A “WELLNESS CENTER” HAVING ALL THE FACILITIES AND ATTRIBUTES OF A RESIDENCE TO HELP CITIZENS IN NEED TO RE-ADAPT TO HOME LIVING AND TO PROVIDE SUPPORT SERVICES.

THE MANUFACTURED HOME IS BASED ON A MODIFICATION OF A CHAMPION HOMES MODEL 4663A STANDARD, 3 BEDROOM, TRAILER MOUNT DUAL WIDE RESIDENCE. 28’-6” WIDE X 70’-0” LONG, TO BE SET ON A MOUNTED ON A PERMANENT CONCRETE “PIT STYLE” FOUNDATION ON A SITE OWNED BY SIERRA COUNTY. ROOMS AND INTERIOR FACILITIES HAVE BEEN MODIFIED TO ACCOMMODATE FEDERAL AND STATE ADA STANDARDS AND REQUIREMENTS FOR PUBLIC USE BUILDINGS. STANDARD ADA DETAILS HAVE BEEN INCLUDED WITH THESE PLANS AND SPECIFICATIONS. DETAILED FEATURES AND OPTIONS ADDED TO THE STANDARD LEVEL OF FINISH HAVE BEEN MADE A PART OF THIS REQUEST FOR PROPOSALS AS FOLLOWS:

EXTERIOR

1  12” EAVES ON ALL EAVES AND RAIVES ON ALL SIDES
2  STANDARD 3/12 ROOF PITCH
3  FOUNDATION READY. FINISHED FLOOR SHALL BE 8” ABOVE FINISH GRADE. PROVIDE FLASHING AT ENTRANCE WALK ANDLANDING TO CONCRETE PAVING
4  PROVIDE FULL LAP SIDING ON ALL SIDES
5  PROVIDE R-33 FLOOR INSULATION
6  PROVIDE R-38 ROOF INSULATION
7  PROVIDE 2 X 6 STUD WALLS WITH R-19 INSULATION
8  CEILINGS AT 9’-0” THROUGHOUT
9  PROVIDE CALIFORNIA WILDFIRE PACKAGE

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INTERIOR

10 ALL CABINETS IN KITCHEN, BATH, AND RESTROOM SHALL BEECH ALDER
11 PROVIDE ADDITIONAL CLOSET AS SHOWN ON DRAWINGS W/ NO CLOSET ROD OR SHELVES.
12 INSULATE ALL WALLS AT BEDROOMS
13 PROVIDE QUALITY LINOLEUM FLOORING THROUGHOUT
14 REVISE INTERIOR LAYOUT AS SHOWN ON DRAWINGS.
15 PROVIDE ALL CABINETS AND COUNTERTOPS AS SHOWN ON DRAWINGS. CABINETS SHALL CONSIST OF 1 DRAWER AND DOOR UNITS

DOORS AND WINDOWS

16 ADD ONE 46 X 40 CLEAR SLIDER WINDOW AS SHOWN ON DRAWINGS
17 ADD ONE 30 X 14 CLEAR SLIDER AS SHOWN ON DRAWINGS
18 REPLACE 14 X 36 CLEAR SLIDER WITH 30 X 14 CLEAR SLIDER AS SHOWN ON DRAWINGS
19 PROVIDE ONE ADDITIONAL EXTERIOR 30 X 68 OUTSWING STEEL DOOR
20 PROVIDE ONE ADDITIONAL INTERIOR 30 X 68 DOOR
21 ALL DOORS, EXTERIOR AND INTERIOR SHALL BE 36" WIDE.
22 PROVIDE NICKEL OR BRUSHED CHROME ADA APPROVED LEVER HANDLES ON ALL DOORS. PROVIDE PRIVACY LATCH AT ALL INTERIOR DOORS. DEADBOLTS ON ALL EXTERIOR DOORS
23 ALL EXTERIOR DOORS SHALL BE OUTSWING WITH APPROPRIATE ADA THRESHOLDS AND WEATHER-STRIPPING.

ELECTRICAL

23 PROVIDE 200A, 240V, 1P, METER BASE AND MAIN PANEL SET FOR UNDERGROUND SERVICE
24 PROVIDE PORCH LIGHTS AT ALL EXTERIOR EXITS
25 ALL ELECTRICAL BOXES SHALL BE NAILED TO STUDS
26 PROVIDE 3 EXTERIOR GFCI RECEPTACLES AT LOCATIONS SHOWN ON DRAWINGS
27 PROVIDE J BOX W/ INTERIOR SWITCH AT FRONT OF BUILDING
28 PROVIDE 4 LED CAN LIGHTS IN EACH ROOMS AS SHOWN ON DRAWINGS
29 PROVIDE OUTLET BOX FOR RESTROOM STROBE/HORN IN LOCATION SHOWN ON DRAWINGS. MOUNTING HEIGHT 84"
30 PROVIDE 3 WAY SWITCHING IN LOCATIONS SHOWN ON DRAWINGS
31 PROVIDE TEL/COMM PREP W/ CONDUIT TO BOX ONLY AT LOCATIONS SHOWN ON DRAWINGS.
32 PROVIDE SHUT/OFF, FUSE BOX, AND INTERNAL WIRE FOR OWNER PROVIDED A/C EXTERIOR UNIT

PLUMBING AND HEATING

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33 PROVIDE EXTERIOR FROSTLESS FAUCETS IN LOCATIONS SHOWN ON DRAWINGS
34 RELOCATE FURNACE AS SHOWN ON DRAWINGS
35 PROVIDE 40 GALLON LPG WATER HEATER
36 PROVIDE HIGH EFFICIENCY FURNACE

APPLIANCES

37 PROVIDE STAINLESS STEEL APPLIANCE PACKAGE. INCLUDES 22 CF REFRIGERATOR W/ ICEMAKER, GAS RANGE, DISHWASHER, MICROWAVE, DISPOSAL

KITCHEN

38 PROVIDE ALL CABINETS AND COUNTERTOPS AS SHOWN ON DRAWINGS.
39 PROVIDE DRAWER AND DOOR UNITS AS SHOWN ON DRAWINGS
40 PROVIDE FULL EXTENSION DRAWER HARDWARE.
41 PROVIDE LAZY SUSANS IN CORNER CABINETS
42 PROVIDE ADA ROLL UNDER SINK UNIT PER ADA REQUIREMENTS
43 ALL CABINET FACES, DRAWERS AND DOORS SHALL BE BEECH ALDER SOLID WOOD.

BATHROOMS

44 PROVIDE 60" WIDE SPECIAL NEEDS SHOWER TO MEET ADA REQUIREMENTS W/ GRAB BARS, SEAT, AND SHOWER WAND. SEE SHOWER DETAILS ON PLANS.
45 PROVIDE ADA HIGH RISE TOILETS W/ GRAB BARS. SEE DETAILS ON PLANS
46 PROVIDE ROLL UNDER LAVATORY PER ADA REQUIREMENTS

UTILITY/ LAUNDRY

47 PROVIDE LAUNDRY TUB W/ MDF BASE CABINET
48 PROVIDE OVERHEAD UTILITY CABINET OVER W/D