

**COUNTY OF SONOMA
AGENDA ITEM
SUMMARY REPORT**

Clerk of the Board Use Only
Meeting Date **Held Until**
 / / / /
Agenda Item No: **Agenda Item No:**

Department: General Services

() **4/5 Vote Required**

Contact:
Rob Kambak

Phone:
(707) 565-3211

Board Date:
07/14/09

Deadline for Board Action:

AGENDA SHORT TITLE:
NCDF 200 UNIT REROOF

REQUESTED BOARD ACTION:

Approve plans and specifications and authorize the Chair to execute a contract with Peterson Dean Roofing and Solar Systems, in the amount of \$214,582 for the North County Detention Facility (NCDF) 200 Unit Reroof project.

CURRENT FISCAL YEAR FINANCIAL IMPACT

| EXPENDITURES | | ADD'L FUNDS REQUIRING BOARD APPROVAL | |
|-----------------------------------|-----------|---|----------------------------------|
| Estimated Cost | \$ | 214,582 | Contingencies \$ |
| | | | (Fund Name:) |
| Amount Budgeted | \$ | 314,000 | Unanticipated Revenue \$ |
| | | | (Source:) |
| Other Avail Approp. | \$ | | Other Transfer(s) \$ |
| (Explain below) | | | (Source:) |
| Additional Requested: | \$ | | Add'l Funds Requested: \$ |
| Explanation (if required): | | | |

Prior Board Action(s):

11/18/08 - Authorize the Chair to execute a contract with Allana, Buick & Bers, Inc., in the amount not to exceed \$39,050 for the NCDF 200 Unit Reroof project.

Alternatives - Results of Non-Approval:

The Board may reject all bids. The project would be abandoned or delayed and, if delayed, additional cost (the cost of re-bidding and construction cost escalation) could be incurred.

Background: (The Notice of Intent to Award is on file with the Clerk of the Board)

Project Description

The existing roof at the 200 Building of the NCDF is at least 23 years old and well past its useful life (precise date of installation is unknown). The normal life span of this type of roof is between 15 and 20 years. It has multiple patches and the roofing membrane is starting to delaminate. Leaks have developed in many areas. Over the last five years, Facilities Operations has patched the roof to stop the leaks with limited success. Due to exposure to the elements and aging, the existing felt plies have developed poor inter-ply adhesion, the asphalt has become dry and brittle and the roof membrane is prone to cracking. There are nine heating and cooling units on the roof that must be maintained, which makes walking on the roof necessary. In addition, there are many penetrations through the roof for gas and electrical lines with poor flashing, older skylights that do not meet current Cal OSHA standards, and malfunctioning roof drains.

The long term plan for detention facilities is to eventually consolidate them at the County Administration Center. When consolidation is finally implemented, the 200 Building will no longer be in service; however, there are many issues that must be addressed before the consolidation can be implemented, not the least of which is developing the jail expansion program and establishing a viable funding strategy. At best, jail consolidation is a minimum of six years from completion, assuming design of the project begins in FY 09/10. In the interim, jail population must be accommodated and the 200 Building will remain in use. The 200 Building roof project was limited in scope and materials to be used to align with the projected timeframe for the utilization of the building for adult detention.

To minimize the roofing costs, the project will overlay (i.e. not remove the old roofing) the existing roof with a cool roof membrane with a 10-year warranty (instead of the more expensive 20-year warranty). Gas piping, electrical lines, and roof drainage penetration issues will be addressed.

Attachments:

On File With Clerk: Notice of Intent to Award; Plans and Specifications are available for viewing at the Sonoma County Architects Office, 2300 County Center Drive, Suite A220, Santa Rosa, CA 95403

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background: (Continued)

Bid Package

The base bid includes:

- removal of the gravel ballast on the roof,
- addition of ½” dens-deck to provide a smooth surface,
- fully adhered 60 mil single-ply cool roof membrane,
- replacement of two skylights,
- supports for the electrical and gas piping,
- support of all ductwork, and
- modification of existing roof drains to be less susceptible to clogging.

The bid package also included three bid Alternates. Bid Alternate # 1 was for replacing all the drains with new roof drains; Bid Alternate # 2 was to mechanically attach the membrane rather than glue it, a potential cost savings measure; and Bid Alternate # 3 provides for sand coated walk pads which provide a non-slip walking surface.

Bid Results

Eight contractors submitted bids for this project on June 11, 2009. The bid results were as follows:

| Contractor | Base Bid | Alternate #1: New roof drains | Alternate # 2 Deduct for mechanically attached membrane | Alternate # 3 Sand coated walk pads |
|---|-----------|----------------------------------|--|--|
| Peterson Dean Roofing and Solar Systems | \$213,382 | \$1,200 | -\$1,242 | \$1,200 |
| Best Contracting Services | \$247,000 | \$19,500 | -\$19,000 | \$15,000 |
| Fidelity Roofing Company | \$265,000 | \$30,000 | -\$12,000 | \$27,000 |
| Kodiak Union Roofing Services | \$294,770 | \$20,417 | -\$32,846 | \$20,775 |
| Western Roofing Services | \$319,659 | \$27,150 | -\$47,149 | \$20,497 |
| Henris Roofing Company | \$337,444 | \$47,444 | -\$14,866 | \$2,500 |
| IMR Corp | \$338,000 | \$40,000 | -\$15,000 | \$25,000 |
| F Rogers Corp | \$384,496 | \$56,000 | -\$71,469 | \$7,333 |

In accordance with the Bid Documents, determination of the low bidder was based on the lowest bid for the base contract only, with Peterson Dean identified as the lowest responsive and responsible bidder.

The low base bid of \$213,382 was \$126,618 or 37% below the \$340,000 bid budget. Seven of the eight bids received were below the bid budget.

Staff has reviewed the low bidder’s price for the alternates and considers them to be far under our estimates and not in line with prices from other bidders.

Background: (Continued)

To reaffirm the validity of the low bids for the bid alternates, staff contacted the contractor and suggested the contractor review their bid and inform the County if they wanted to withdraw their bid. The Contractor has indicated they will honor both the base bid and bid alternates submitted.

Staff has determined that the bid alternate #3, the sand coated walk pads, is critical as it improves the safety of staff having to access the roof to service the rooftop equipment during inclement weather. The addition of the roof drains, alternate # 1, would make the roof more compliant with roofing standards but will not improve the overall function of the roof or the roof drainage system. An adhered roof installation is superior to the mechanically fastened installation, bid alternate #2, and the minimal savings represented by this bid alternate does not justify including it in the scope of work. Therefore, Staff does not recommend including bid alternates #1 or #2 in the scope of work. Staff recommends the scope of this reroof project be base bid plus alternate #3.

Notice of Intent to Award for Construction

As required by the bid documents, on June 22, 2009, the County Architect issued a Notice of Intent to recommend the award of the construction contract to Peterson Dean Roofing and Solar Systems. The purpose of this notice is to provide the bidders seven calendar days from the notice date in which to submit a formal bid protest. As of this writing, no protests have been received.

Funding

This project is funded through the Capital Projects budget (Index 112342). The recommended contract amount is \$214,582, which is \$99,418 below the bid budget. Staff recommends leaving the balance in the project budget as additional contingency until the project is complete.

Schedule

The project is planned for construction to start in August 2009 and be completed in October 2009.

Requested Board Actions:

Approve the plans and specifications and authorize the Chair to execute a contract with Peterson Dean Roofing and Solar Systems in the amount of \$214,582 for the North County Detention Facility (NCDF) 200 Unit Reroof project.