

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 Not Required

Contact:
Rob Kambak

Phone:
(707) 565-3211

Board Date:
8/18/2009

Deadline for Board Action:

AGENDA SHORT TITLE: Orenda Center Reroof.

REQUESTED BOARD ACTION: Approve plans and specifications and authorize the Chair to execute a construction contract with Enterprise Roofing Service, Inc., for the base bid plus alternate #1, in the amount of \$197,164 for the Orenda Center Reroof project.

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES:

ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:

Estimated Cost	\$197,164	Contingencies (Fund Name:)	\$0
Amount Budgeted	\$250,221	Unanticipated Revenue (Source:)	\$0
Other Available Appropriations (Explain Below)	\$0	Other Transfers (Source:)	\$0
Additional Requested	\$0	Additional Funds Requested	\$0

Explanation (if required): None.

Prior Board Action:

07/21/09: Authorize the chair to execute an amendment to the contract with Interactive Resources, in the amount of \$8,995 for the Orenda Center Reroof design.

02/24/09: Authorize the chair to execute a contract with Interactive Resources, in the amount of \$27,250 for the Orenda Center Reroof design 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:**Project Description**

In FY 2008/09, a Capital Project was funded to replace the aging roof at the Orenda Center facility. The Orenda Center, located at 1430 Neotomas, Santa Rosa, houses Health Services Department's Alcohol and Other Drug Residential Services program. The building's existing roof was installed in 1986 and is past its normal 20 year service life. The roof has numerous leaks, has been patched several times, and can no longer be effectively maintained. Keeping in line with our Countywide energy reduction goals, the new roof's design includes the installation of an energy efficient "cool roof" membrane and additional roof insulation to reduce the building's energy consumption. The project was advertised for bid on June 24, 2009.

Bid Package

The base bid includes the removal of the existing roof membrane, insulation, and all the drains. The new roof will add 1.5" to 3" of insulation, a 1/2" cover board over the insulation, and a two-ply built-up roof membrane with an energy efficient cool roof top ply. All of the drains will be replaced with new gutters, the HVAC unit will be raised and placed on a new curb, and all the flue penetrations will be upgraded.

The bid package also included a bid alternate to replace the fiberglass roof covering over the Detox Unit outside rest area. While this roof covering is not currently leaking, it is in poor condition and should be replaced if budget is available.

Bid Results

On July 16, 2009, eight contractors submitted bids for this project. The bid results were as follows:

Bidder	Base Bid *	Alternate #1: Replace Fiberglass Roof
Enterprise Roofing Service, Inc.	\$182,199	\$14,965
Peterson Dean Roofing and Solar Systems	\$186,975	\$ 9,695
Best Contracting	\$209,990	\$12,500
Waterproof Associates	\$219,188	\$14,890
Solano County Roofing	\$246,734	\$ 9,800
IMR Corp.	\$248,000	\$26,000
Alliance Roofing Co.	\$255,500	\$ 9,500
F. Rogers Corp.	\$290,666	\$ 5,000

* Note – Base Bid used for determining low bidder.

In accordance with the Bid Documents, determination of the low bidder was based on the lowest proposal for the base bid only, with Enterprise Roofing Service identified as the lowest responsive and responsible bidder.

The low base bid of \$182,199 was \$68,022, or 27% below the \$250,221 bid budget. Six of the eight bids received were below the estimated budget. Staff recommends retaining the savings in the project budget as added contingency until the project is complete.

Staff has determined that the price for the bid alternate of \$14,965 for the new fiberglass roof cover is reasonable and within the project budget and recommends that the alternate be accepted. Therefore, the Board is requested to award the base bid plus Alternate #1 for a total of \$197,164 to Enterprise Roofing Service.

Notice of Intent to Award for Construction

As required by the bid documents, on July 24, 2009, the County Architect issued a Notice of Intent to recommend the award of the construction contract to Enterprise Roofing Service, Inc. 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 #150763). The low bid is within the project budget.

Schedule

The project is planned for construction to start in September 2009 and to be completed in November 2009.

Requested Board Actions:

Approve plans and specifications and authorize the Chair to execute a construction contract with Enterprise Roofing Service, Inc., for the base bid plus alternate #1, in the amount of \$197,164 for the Orenda Center Reroof project.

Attachments: None.

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: