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Title: CONSIDER AWARD OF CONTRACT FOR PROJECT NO. 1605: CARSON DOMINGUEZ BALLROOM ROOF REPLACEMENT (CITY COUNCIL)

Sponsors:

Indexes:

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Attachments: 1. Project 1605_Dominguez Ballroom Replacement_8x11, 2. 4-16-2019_Resolution No.19-084 amending General Fund_

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council

Tuesday, April 16, 2019

Consent

SUBJECT:

CONSIDER AWARD OF CONTRACT FOR PROJECT NO. 1605: CARSON DOMINGUEZ BALLROOM ROOF REPLACEMENT (CITY COUNCIL)

I. SUMMARY

On January 22, 2019, the City Council approved the plans, specifications and estimates (PS&E), and authorized staff to advertise the work and call for construction bids for Project No. 1605 - Carson Dominguez Ballroom Roof Replacement.

The project was advertised through Planet Bids from February 2019 to March 2019. Two bids were received and opened by the City Clerk on March 21, 2019, and it was determined that the lowest responsive and responsible bidder was Commercial Roofing Systems, Inc. with a bid in the amount of \$229,592.00. Staff requests that the City Council award a Construction Contract to Commercial Roofing Systems, Inc. in the amount of \$229,592.00.

II. RECOMMENDATION

TAKE the following actions:

- 1. AWARD** a construction contract for Project No. 1605: Carson Dominguez Ballroom

Roof Replacement in the amount of \$229,592.00 to the lowest responsive and responsible bidder, Commercial Roofing Systems, Inc.

2. **AUTHORIZE** construction contingencies in the amount of \$34,439.00 (15%) for any change order and other unforeseen construction work that may be required to complete this project.
3. **WAIVE** further reading and **ADOPT** Resolution No. 19-084 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2018-19 BUDGET IN THE GENERAL FUND"
4. **AUTHORIZE** the Mayor to execute the agreement following approval as to form by the City Attorney.

III. ALTERNATIVES

1. REJECT all bids.
2. TAKE any other action the City Council deems appropriate and consistent with the requirements of the law.

IV. BACKGROUND

The roof of the Carson Dominguez Ballroom building located at the Carson Community Center is experiencing leaks during the rainy season (Exhibit No. 1). The building has an approximate area of 5,260 square feet. During the rainy season, the roof leaks, and a significant amount of water is observed on the ceiling and walls of the hall.

The constant intrusion of water during the rainy season resulted in the formation of mold on the ceiling of the Carson Dominguez Ballroom. Air and swab sampling was conducted by CTI Environmental Inc., and it was determined that the room is currently acceptable for general occupancy with indoor spore counts being lower than the outdoor control sample with similar genera (types of mold) and hierarchy. In spite of the determination, the City recognizes the need to remediate. In order to eliminate the surface mold, the roof leak must be addressed so that future reoccurrences can be avoided.

Based on an evaluation performed by a professional roofing consultant, it was recommended that the existing metal barrel roof and its components down to the deck including the metal gutter and coping cap on both sides of the roof be removed and replaced. The scope of work has been generated, and on January 22, 2019, the City Council approved the plans, specifications, and estimate, and authorized staff to advertise the work and call for construction bids for Project No. 1605: Carson Dominguez Ballroom Roof Replacement.

Staff solicited proposals through Planet Bids from qualified roofing contractors, and two proposals were received:

1. Commercial Roofing Systems, Inc. ----- \$229,592.00
2. Best Contracting Services, Inc. ----- \$246,000.00

Staff recommends the award of the Construction Contract, to the lowest responsive and responsible bidder, Commercial Roofing Systems, Inc., in the bid amount of \$229,592.00. Commercial Roofing Systems, Inc. is a bona fide contractor licensed by the State of California, and was deemed the lowest responsive and responsible bidder. The bid bond, in the amount of 10% of the total bid, as supplied by SureTec Insurance Company, under the law of the state of Texas, is in order and was submitted with the bid. The contractor's references have been verified; the contractor has completed similar projects in other cities in a satisfactory manner.

An approximate schedule for this project is as follows:

Award of Contract ----- April 16, 2019
Bonds and Agreement Submittal ----- April 29, 2019
Notice to Proceed ----- April 30, 2019
Start of Construction ----- May, 2019
Completion of Construction ----- August, 2019

V. FISCAL IMPACT

The construction bid amount for this project is \$229,592.00. The total estimated cost, including inspection and contingency is \$264,031.00. Funds for this project were not included in the FY 2018/19 budget, but, the department will be able to absorb the total project cost (Exhibit No. 2) through cost savings in other areas. Funds will be appropriated as follows:

From Account No.	To Account No.	Amount
101-80-801-100-5002	101-80-820-100-6004	\$135,000.00
101-80-820-100-5002	101-80-820-100-6004	\$135,000.00
TOTAL		\$270,000.00

VI. EXHIBITS

1. Location Map (pg. 4).
2. Resolution No. 19-084 (pgs. 5 & 6).

Prepared by: Gilbert M. Marquez, P.E., City Engineer