



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 21, 2009

SUBJECT: Fire Station No. 3 Re-roof Project, CIP 08-05; Award Contract to
Lowest Responsive, Responsible Bidder

Report in Brief

The City Council approved Plans and Specifications and authorized bid advertisement for the Fire Station No. 3 Re-Roof Project, Project No. 08-05 on June 2, 2009. Bidding of these improvements started on June 3, 2009 and bids were opened on July 2, 2009. Gudgel Yancey Roofing, Inc. ("Yancey") submitted the apparent low bid.

Although Yancey acknowledged receipt of Addendum #1, it submitted the original Bid Form instead of the revised Bid Form that was issued with Addendum #1. After consulting with the City Attorney, staff believes the use of the original bid form instead of the revised bid form contained in Addendum #1 may be deemed an immaterial deviation because it did not provide Yancey with any competitive bid advantage.

Staff recommends that the City Council find Yancey's failure to utilize the Addendum #1 Bid Form as an immaterial and minor deviation and waive Yancey's deviation and award the contract for the Fire Station No. 3 Re-roof Project, Project No. 08-05, to Gudgel Yancey Roofing Inc. as the lowest responsive, responsible bidder in the amount of \$229,511. This award is for the Base Bid plus Additive Alternate.

Background

Project No. 08-05 consists of making various repairs at Fire Stations 2 & 3. The list of repairs includes:

Fire Station No. 2 Repair List:

1. Concrete driveway was failing and in need of repair (repairs made).

Fire Station No. 3 Repair list:

1. Concrete driveway was failing and in need of repair (repairs made).

2. Roof needs replacement (current repair effort).
3. Apparatus bay roof needs additional strengthening (current repair effort).
4. Concrete slab in kitchen is cracking and displacing tiles (future).
5. Exterior columns are leaning and in need of repair (future).

This list is in order of priority based on the consensus of the Fleet and Facilities Manager and the Fire Chief. Phase I repaired the concrete driveways at both Fire Stations that were failing and in need of reconstruction. Phase I was completed earlier this year in February.

This phase (Phase II) of this project is the roof replacement and the apparatus bay roof strengthening at Station No.3.

The existing roof at Station No. 3 has weakened and has started to buckle in numerous areas which have caused some cracking that result in a direct entry of water into the facility. Repairs have been made in the past years; however, cracking continues to occur. There are numerous other issues with the existing roof that include drainage and gutter problems as well as standing water on the roof. The existing roof system is not a good candidate for continued repairs as the roof has reached the end of its useful life. The roof will only continue to deteriorate and continued maintenance costs will increase. Due to the above mentioned issues, the overall roof system has failed and is in need of replacement at this time. As part of the re-roof, the apparatus bay will be strengthened by the addition of 2x6 structural members to support the door track supports, the door opener and the exhaust system (item 3 on FS#3 repair list).

Discussion

A total of eight (8) bids were received ranging from \$ 229,511to \$ 343,000. The low bidder is determined based on the sum of the Base Bid plus the Additive Alternate. However, the City has the option of awarding only the Base Bid or awarding the Base Bid plus the Additive Alternate to the low bidder.

Base Bid is for the removal and replacement of the built-up roof system and to provide a 20-year warranty period. The Additive Alternate item provides a 30-year warranty period in lieu of the 20-year warranty required by the Base Bid.

The bids are tabulated as follows:

Bid Summary			
Bidder	Amount (Base Bid and Alternate)	Amount (Base Bid)	Amount (Alternate)
Engineers Estimate	\$ 305,000.00		
Gudgel Yancey Roofing Inc.	\$ 229,511.00	\$ 204,175.00	\$ 25,336.00

Bid Summary			
Bidder	Amount (Base Bid and Alternate)	Amount (Base Bid)	Amount (Alternate)
Best Contracting Services	\$ 240,567.00	\$ 223,567.00	\$ 17,000.00
Madsen Roof Company, Inc.	\$ 249,202.00	\$ 226,002.00	\$ 23,200.00
Hester Roofing	\$ 251,868.00	\$ 236,696.00	\$ 15,172.00
King's roofing	\$ 288,960.00	\$ 268,730.00	\$ 20,130.00
Petersen Dean Roofing	\$ 318,000.00	\$ 314,000.00	\$ 4,000.00
Progressive Roofing	\$ 318,448.00	\$ 303,240.00	\$ 15,208.00
IMR Contractor Corp.	\$ 343,000.00	\$ 298,000.00	\$ 45,000.00

After reviewing the bid packages, staff believes that Yancey is the lowest, responsive, responsible bidder with a bid price of \$ 229,511. Staff anticipates construction to begin in August 2009 and completion in November 2009. The working time in the contract is 70 working days which excludes weekends and holidays.

The California Environmental Quality Act determination for this project is Categorical Exemption: Article 19, Section 15301(d) Existing Facilities.

Fiscal Impact

The FY09 Capital Budget identifies a project total of \$280,000 (Fund 506, Measure E) for this project of which approximately \$200,000 is remaining. Additionally, The FY 09/010 Capital Budget added \$145,000 from the Workforce Housing funds (Fund 325, State funds) to increase the budget to \$345,000 for the re-roof work. There is no impact to the General Fund.

Public Contact

Posting of the City Council agenda.

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Recommendation for Action

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