



Midpeninsula Regional
Open Space District

R-14-102
Meeting 14-21
August 13, 2014

AGENDA ITEM 4

AGENDA ITEM

Award of Contract for the Administrative Office Mansard Roof Replacement Project

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "S. J. ...".

1. Authorize the General Manager to enter into a contract with Barrera's Builders, of Castro Valley, CA, for an amount not-to-exceed \$56,613.22, which includes the contract price of \$47,177.22 to replace the mansard roof shingles on the Administrative Office building, a 15% allowance of \$7,076.00 to cover anticipated wood framing replacement, and a 5% contingency amount of \$2,360.00 to cover unanticipated additional repairs.
2. Determine that the proposed project is categorically exempt from the California Environmental Quality Act, as set out in the staff report.

SUMMARY

A Request for Bids for construction services to replace the deteriorating wood shingles on the roof of the Midpeninsula Regional Open Space District (District) Administrative Office was issued on June 2, 2014. Five bid proposals were received and opened on Wednesday, July 9, 2014. The General Manager recommends awarding a contract for construction services for the Administrative Office Mansard Roof Replacement Project (Project) to Barrera's Builders for a total amount not-to-exceed \$56,613.22. This amount includes a 15% allowance for replacement of deteriorated wood framing and a 5% contingency to cover unanticipated repairs. The FY2014-15 Budget includes sufficient funds for this Project.

DISCUSSION

Background

The District Administrative Office, located at 330 Distel Circle, Los Altos, was constructed in 1984. The cedar roof shingles that are visible on the slanted vertical roof face (mansard roof) are part of the original structure and, to staff's knowledge, have not been replaced during the building's 30-year existence. The shingles have deteriorated and need to be replaced to prevent water infiltration, deterioration of the existing mansard roof framing members, and rodent infestation.

Two replacement options were bid: a base bid for replacement with metal roofing panels and an alternate bid for replacement with composition roofing. Five bid proposals were received and opened on Wednesday, July 9, 2014, with Barrera Builders submitting the lowest base bid at \$65,982.11. Barrera Builders submitted an alternate bid of \$47,177.22 for replacement with

composition shingle roofing. The alternate bid price includes the cost for selective pruning of surrounding landscaping as required for access, demolition of existing cedar shingles, demolition of existing flashing, installation of new roof sheathing and underlayment, and installation of new flashing and composition shingle roofing. Although metal roofing panels are an attractive long-term roofing solution, the cost exceeded the District's budget and the benefit of a longer life product was unwarranted given the age and overall condition of the existing building, as well as the possibility of the District moving into a another building within the next 10 years. Therefore, the lower cost composition shingle bid alternate was determined to be the best approach for the mansard roof replacement project.

Bid Proposals

The Request for Bids for the Project was sent to seven contractors and six builders' exchanges. Legal notices were posted in the San Jose Mercury News and the San Francisco Chronicle. The Invitation to Bid was also posted on the District website. A mandatory pre-bid meeting was held at the Project site on June 13, 2014, and was attended by 11 contractors. Sealed bids were due on July 9, 2014, and five bids were received and opened. The result of the five base bids for replacement using metal panels is as follows:

Bidder	Location	Total Base Bid	Percent Difference from Engineer's Estimate of \$60,000
Barrera's Builders	Castro Valley	\$65,982.11	+10.0%
Waterproofing Associates	Mountain View	\$66,228.00	+10.4%
I & A Contractor Inc.	Redwood City	\$71,500.00	+19.2%
Andy's Roofing Company, Inc.	San Leandro	\$88,554.00	+47.6%
Stronger Building Services	Hayward	\$119,000.00	+98.3%

The Public Contract Code provides that public construction contracts are awarded to the lowest responsive and responsible bidder based on the total base bid amount. A "responsible bidder" is defined as "a bidder who has demonstrated the attributes of trustworthiness, as well as quality, fitness, capacity and experience to satisfactorily perform the Contract" (Pub. Contr. Code § 1103) and a "responsive" bid is one that, on its face, conforms to the material terms of the bid package. Upon review of the Bid Proposals, and confirmation of the contractors' qualifications, Barrera's Builders was determined to be the lowest responsible bidder who submitted a responsive bid. The recommended contract award to Barrera would be for \$47,177.22, which reflects the lower alternate bid price for providing a composition shingle roof.

Allowance and Contingency

Given the age of the existing mansard roof and shingles, there is a very high probability of dry rot and/or water damage to the underlying skip sheathing and roof framing. The bid includes competitive unit pricing for the replacement of damaged or deteriorated wood framing, which is recommended to be covered by a 15% allowance of \$7,076.00. Allowances are set aside for a specific scope of work for prescribed items, such as framing replacement in this case, and may not be spent on other work. A separate 5% contingency of \$2,360.00 is recommended for

circumstances that cannot be anticipated. The allowance and contingency are not included in the award of contract, and are held and controlled by the District.

FISCAL IMPACT

Sufficient funds totaling \$60,000 are included in the FY2014-15 Adopted Budget for the Administrative Office Roof Replacement Project.

BOARD COMMITTEE REVIEW

This item was not reviewed by a Committee.

PUBLIC NOTICE

Public notice of this Agenda Item was provided per the Brown Act. No additional notice is required.

CEQA COMPLIANCE

Replacement of the mansard roof shingles is categorically exempt under Section 15301 (Minor alterations to existing structures) of the California Environmental Quality Act.

NEXT STEPS

If approved by the Board of Directors, the General Manager will enter into a contract with Barrera's Builders to perform construction services for the Project. Activation of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The Project is scheduled to be completed in September 2014.

Responsible Department Head:

Kate Drayson, Administrative Services Manager

Prepared by:

Kate Drayson, Administrative Services Manager

Gina Coony, Planner III