



AGENCY: City Council
MEETING DATE: May 8, 2017
DEPARTMENT: Public Works
PRESENTED BY: Tom Varga
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AGENDA ITEM SUMMARY

TITLE:

RECEIVE REPORT AND CONSIDER ADOPTION OF CITY COUNCIL RESOLUTION ACCEPTING THE BID OF GOC CONSTRUCTION AND ROOFING AS THE LOWEST RESPONSIVE BID, AWARDING THE CONTRACT FOR THE GUEST HOUSE ROOF REPLACEMENT PROJECT, CITY PROJECT 2017-03, TO GOC CONSTRUCTION AND ROOFING AND AUTHORIZING CITY MANAGER TO EXECUTE CONTRACT (AMOUNT NOT TO EXCEED \$178,580.00; ACCOUNT NO. 416-5506-0731)

ISSUE:

Bids for the Guest House Roof Replacement Project were opened on April 18, 2017. The lowest responsible bidder was GOC Construction with a bid of \$178,580.00.

RECOMMENDED ACTION:

Accept the bid of GOC Construction and adopt the Resolution awarding the contract for the Guest House Roof Replacement Project.

ANALYSIS:

At the bid opening, two bids were received. In addition to the bid of GOC Construction, Contract West Roofing, Inc. of Salt Lake City, Utah submitted a bid of \$217,000.

The bid opening of April 18th was the fourth time this project had been bid. The first time, one bid was received on May 27, 2016. However, it contained a bid proposal that materially differed from the bid package and could not be accepted. The bid excluded scaffolding that was required to be included in the lump sum bid for the entire project (including scaffolding). The second bid opening occurred on June 23, 2016 and no bids were received. Subsequently, a third round of bids was solicited. On February 15, 2017, again, one bid was received. This bid exceeded the architect's estimate of \$180,000 for the project by approximately \$57,000. The bid was rejected by the Council and staff was directed to re-bid the project. The bid being recommended for award is \$1,420 less than the architect's estimate.

Previous reviews of the condition of the Guest House roof disclosed that the existing roof has exceeded its useful life now nearing 40 years and it is ready for replacement. The Guest House roof project is one of the most complex roofs within the City and few contractors have shown a willingness to take on such a challenge. The project involves the addition of ½" CDX 5-ply plywood on all surfaces covered by 30 pound felt. All flashing including cornices, plumbing vent jacks, step flashing, roof-to-wall flashing, "Z" flashing, crickets saddle and "W" valleys will be 16oz. copper. TPO and Modified Bitumen will be installed on the flat roofs at different locations.

FISCAL IMPACT:

The current amount budgeted for all the rehabilitation projects involving the Guest House is \$450,000. A contract that includes repainting the Guest House will cost \$35,150 for the Guest House's share. The roofing project bid is \$178,520. Future allocations of the Guest House rehabilitation budget include an estimated \$70,000 for a variety of deferred maintenance work (including miscellaneous carpentry, windows, siding, and fencing). Another future project for foundation rehabilitation and repairs to the stained glass window is estimated to be \$80,000. This leaves \$86,330 in the current rehabilitation budget that has not been assigned to identified projects.

IMPLEMENTATION/TIMEFRAMES:

Following Council action to award the bid to GOC Construction and Roofing, the contract can be executed. The required supporting documents (e.g. insurance, bonds, etc.) will be completed within two weeks. Construction will be coordinated with the upcoming painting project.

ATTACHMENTS:

1. Bid Opening
2. Contract
3. Resolution

NOTIFICATION:

1. GOC Construction, Mr. Genaro Oxte

City Clerk's Office Use Only

Agency Action ☐ Approved ☐ Denied ☐ Approved as Amended

Resolution No.: _____ Ordinance No.: _____

Moved by: _____ Seconded by: _____

Vote: _____

☐ Deferred/Continued to meeting of: _____

☐ Referred to: _____