



Date: July 9, 2013

To: Thomas J. Bonfield, City Manager

Through: W. Bowman Ferguson, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department

Subject: Fleet Maintenance Center Roof and Envelope Renovations Contract with Owens Roofing, Inc.

Executive Summary

On May 14, 2013, six bids were opened for the Fleet Maintenance Center Roof and Envelope Renovations Project. The lowest, responsive, responsible bid was submitted by Owens Roofing, Inc. The base scope of work was bid at \$489,611.00 and includes a new roof overlay on the main Fleet Management facility, replacement windows and skylights, a new roof access ladder, and exterior envelope repairs to masonry, mortar, gutters, sealants, and doors.

The General Services Department recommends accepting bid alternate #1, to provide an additional twelve solar tubular skylights for \$11,000.00; bid alternate #2, to provide replacement of an additional six heater vent stacks for \$5,000.00; and bid alternate #3, to clean the stained exterior brick areas for \$2,000.00 for a total contract of \$507,611.00.

Recommendation

The General Services Department recommends that the City Council:

1. Authorize the City Manager to execute a construction contract for the Fleet Maintenance Center Roof and Envelope Renovations with Owens Roofing, Inc. in the amount of \$507,611.00, which includes the base bid and recommended alternates.
2. Establish a project contingency in the amount of \$38,250.00 and authorize the City Manager to negotiate and execute change orders on the Fleet Maintenance Center Roof and Envelope Renovations construction contract, provided the total project cost does not exceed the amount budgeted for construction phase plus the project contingency.

Background

The Department of Fleet Management's core maintenance function is housed in a pre-engineered metal building on a concrete block and brick foundation built in 1984, and the tire warehouse addition was built in 1998. The 52,320 square foot original metal roof developed numerous leaks throughout the years, and various patches have been installed. Further, access to the HVAC systems is on the roof, across the newer addition, and foot traffic has damaged some of the metal ridge on the 4,980 square foot tire warehouse. Fiberglass

skylight panels, located over the maintenance bay, have darkened and deteriorated over the 29 year life of the building, and are a hazard to workers on the roof.

In November 2010, Conley Group, Inc., of Irving, Texas, was selected through a Request for Qualifications (RFQ) process to perform building analysis, assessment, and design for eight City Buildings in need of roof and envelope renovations. An initial assessment identified the Fleet Maintenance facility as one of four buildings requiring the most immediate attention. On January 10, 2011, the City entered into a professional services agreement with Conley Group, Inc. which included the assessment and design of the Fleet Maintenance Center Roof and Envelope. The building analysis and design was funded with Deferred Maintenance funds from FY 2010-2011.

In FY 2012-2013, the City Council approved a Capital Improvements Program (CIP) project in the amount of \$600,000.00 for the replacement of the existing roof and other envelope improvements at the Fleet Maintenance Center to address ongoing water leak problems.

Issues/Analysis

The Fleet Management main building is 29 years old and has undergone a series of roof patching over the years. Leaks are evident over both the garage bay area and the conditioned office space. The original double-pane metal windows in the office area have broken seals, resulting in moisture between the panes and cold air infiltration in the winter. The garage bay skylights have darkened and are unsightly. The metal and concrete bridge to the office entrance is rusted with peeling paint. Brick on the lower portion of the building is streaked and dirty. Addressing these deficiencies will extend the useful life of the facility.

The Fleet Maintenance Center Roof and Envelope Renovations construction project bid on May 14, 2013 and the bid results are as follows:

<u>Company</u>	<u>Base Bid</u>	<u>Base + Alternates</u>
Owens Roofing, Inc.	\$ 489,611	\$ 507,611
Baker Roofing	\$ 482,000	\$ 520,494
Riggs-Harrod Builders, Inc.	\$ 545,112	\$ 563,192
Bordeaux Construction Inc.	\$ 562,750	\$ 581,137
C. T. Wilson Construction	\$ 589,111	\$ 618,549
J. Wayne Poole, Inc.	\$ 649,000	\$ 677,211

Alternatives

An alternative is to not proceed with the Project. Staff recommends against this alternative as financial resources have been allocated to fully fund this project. Postponement of this renovation project will result in continued degradation of the building envelope and continued costs for repairs.

Financial Impacts

Project Funding Sources

Installment Sales	3301C990 – CS260	\$600,000
Deferred Maintenance	0C200000 - 723500	\$ 24,900
Total Project Funding		\$624,900

Funding Uses Summary

Prior:		
Building Assessment	0C200000 - 723500	\$5,800
Design, Construction Administration	0C200000 - 723500	\$19,100
Total		\$24,900
Current:		
Construction Contract	3301C990-731000- CS260	\$507,611
Construction Contingency	3301C990-731900- CS260	\$38,250
Total Financial Impact		\$545,861
Unallocated Funds	3301C990 - CS260	\$54,139
Total		\$600,000
Funding Uses Total		\$624,900

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by Owens Roofing, Inc., Raleigh, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 8% and WSDBE 3%. It was determined that Owens Roofing, Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

M/WBE REQUIREMENTS

Owens Roofing, Inc. will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
Paint Master	MSDBE	Raleigh, NC	\$7,025	1%

The MSDBE goal and the WSDBE goal were not met but Owens Roofing, Inc. demonstrated good faith efforts in trying to meet that goal.

WORKFORCE STATISTICS

The workforce statistics for Owens Roofing, Inc. are as follows:

Total Workforce	46	
Total Females	2	4%
Total Males	44	96%
Black Males	1	2%
White Males	5	11%
Other Males	38	83%
Black Females	0	0%
White Females	1	2%
Other Females	1	2%