

May 8, 2007

FROM: KENNETH A. NERLAND, Director
General Services Department

BY: DOUG DOW, Manager
Facilities Management Division

SUBJECT: AWARD A CONTRACT TO RE-ROOF HOLMES NEIGHBORHOOD PARK (RE-BID)
Bid File 2710

AGENDA ITEM NO.

COUNCIL MEETING

APPROVED BY _____

DEPARTMENT DIRECTOR _____

CITY MANAGER

KEY RESULT AREA

Customer Service

RECOMMENDATIONS

Staff recommends that City Council award a contract for the Base Bid of \$120,000.00, Add Alternative 1 in the amount of \$9.00, Add Alternative 2 in the amount of \$9.50, and Add Alternative 3 in the amount of \$120.00 to Graham Prewett, Inc. for the total amount of \$120,138.50, to re-roof the gym, social hall and restroom at Holmes Neighborhood Park.

EXECUTIVE SUMMARY

The Facilities Management Division of the General Services Department requests approval to re-roof the gym, social hall and restroom at Holmes Neighborhood Park. Purchasing Manager recommends by pass of the low bidder, Cool Roofing Systems, Inc. of Manteca, California, as non-responsive to the specifications in accordance with resolution 2003-129. Staff recommends award of a contract for the Base Bid and all three Add Alternatives in the amount of \$120,138.50 to Graham Prewett, Inc. of Fresno, the next lowest responsive and responsible bidder. Funding for this project is generated through Park Impact Quimby Fees.

KEY OBJECTIVE BALANCE

The re-roof of the Holmes Neighborhood Park gym, social hall and restroom balances all Key Objectives. The project presents the best solution for enhancing Customer Satisfaction by providing a safe and dry environment for the citizens of Fresno, it provides prudent Financial Management by repairing and protecting a valuable City asset and Employee Satisfaction is obtained by reducing unplanned maintenance calls.

BACKGROUND

The roof system at Holmes Neighborhood Park has exceeded its life expectancy, is leaking and needs to be replaced. The scope of work includes the removal of the existing asbestos-containing roofing material and installation of a new rigid polyisocyanurate insulation and thermoplastic membrane roofing system. Contract provisions provide for a ten-year warranty of the roof system.

A Notice Inviting Bids was published on March 12, 2007. Specifications were distributed to eleven Building Exchanges via Fax Notice Inviting Bids and distributed to seven prospective bidders. The bid proposal included a Base Bid and three Add Alternatives: two for removal, furnish and installation of additional wood board decking and one for removal, furnish and installation of additional plywood roof panel.

Bid proposals were received and opened on March 29, 2007. Four proposals were received and prices for the Base Bid alone ranged from \$109,390 to \$146,500. The budget allocation for this project is \$155,044.46 and staff recommends the award of the Base Bid and all three Add Alternatives.

The apparent low bidder, Cool Roofing Systems, Inc. of Manteca, California, is non-responsive to the specifications. Staff recommends award to the next lowest responsive and responsible bidder, Graham Prewett, Inc. of Fresno.

The Council may award a contract in the amount of \$120,138.50 which is made up of the Base Bid of \$120,000.00, Add Alternative 1 in the amount of \$9.00, Add Alternative 2 in the amount of \$9.50, and Add Alternative 3 in the amount of \$120.00, to Graham Prewett, Inc. The project will be completed within forty-five (45) working days from the date of the Notice to Proceed.

The Council may reject all bids. If all bids are rejected, the project will be rebid resulting in a delay of approximately sixty (60) days.

FISCAL IMPACT

Funding for this project is generated through Park Impact Quimby Fees.

Attachments: Memo to Approve Bypass Recommendation of the Purchasing Manager
 Bid Evaluation Proposals
 Fiscal Impact Statement

City of



General Services Department

DATE: APRIL 26, 2007

TO: ANDREW T. SOUZA, City Manager

THROUGH: KENNETH A. NERLAND, Director
General Services Department

FROM: JANET SMITH, Purchasing Manager
Purchasing Division

SUBJECT: STAFF DETERMINATION TO BY PASS THE LOW BIDDER AS NON-RESPONSIVE TO THE SPECIFICATIONS ON HOLMES NEIGHBORHOOD PARK IMPROVEMENTS (RE-BID) (Bid File No. 2710)

In accordance with resolution 2003-129, I am hereby notifying you that the apparent low bidder Cool Roofing Systems, Inc. of Manteca, California, may not be responsive to the specifications for the reasons indicated.

The apparent low bidder's roofing system does not meet the bid specifications. The proposed PVC membrane system as manufactured by *Durolast* is a 60 mil thick sheet. The technical specifications (Section 07542 – Thermoplastic Membrane Roofing) states the membrane must be a minimum of 72 mils thick.

The *Durolast* 15 year warranty states in part, the warranty excludes damage caused by among other things, "gale" meaning gale force winds. Gale force winds are generally considered to begin at 39 miles per hour. The technical specifications (Section 07542 - 1.08 Warranties) states the Manufacturers roof system warranty not exclude coverage for wind speeds of less than 60 mph.

Section 2.06 (Walkway Protection) of specification section 07542 of the technical specifications requires a protective membrane consisting of *Sarnafil* "crossgrip" or equal. No information was included in submittal concerning an equal to this product.

Accordingly, Cool Roofing Systems, Inc. has tentatively been determined to be a non-responsive bidder. In accordance with procedures, the bidder will be given the opportunity to appeal under Resolution 2003-129.

Staff has determined that the bid from Cool Roofing Systems should be rejected. Staff recommends award to the next lowest responsive and responsible bidder, Graham Prewett, Inc. of Fresno.

Approve Bypass Recommendation
Of the Purchasing Manager

Disapprove

CITY MANAGER


City Manager or Designee


Date

EVALUATION OF BID PROPOSALS

FOR: HOLMES NEIGHBORHOOD PARK IMPROVEMENTS (RE-BID)

Bid File No. 2710

Bid Opening: March 29, 2007

BIDDER'S	TOTAL NET BID AMOUNT
1. Cool Roofing Systems, Inc. 186 Dupont Ct. Manteca CA 95336	Base Bid: \$109,390.00 Add Alt 1: \$38.50 Add Alt 2: \$43.00 Add Alt 3: \$156.00
2. Graham Prewett, Inc. 2773 N Business park Ave #102 Fresno CA 93727	Base Bid: \$120,000.00 Add Alt 1: \$9.00 Add Alt 2: \$9.50 Add Alt 3: \$120.00
3. Roof Systems, Inc. dba Nations Roof West 5463 E Hedges Ave Fresno CA 93727	Base Bid: \$142,792.00 Add Alt 1: \$17.95 Add Alt 2: \$19.95 Add Alt 3: \$4.65
4. Fresno Roofing Company, Inc. 5950 E Olive Avenue Fresno CA 93727	Base Bid: \$146,500.00 Add Alt 1: \$18.00 Add Alt 2: \$19.00 Add Alt 3: \$144.00

Each bidder has agreed to allow the City sixty-two (62) days from date bids are opened to accept or reject their bid proposal. Purchasing requests that you complete the following sections and return this bid evaluation to the Purchasing Division at the latest by Wednesday, April 25, 2007, 5:00 P.M.

The Engineer's Estimate/Budget Allocation for this expenditure is \$ 120,000.00. The contract price is 0 % above/below the Engineer's Estimate/Budget Allocation. If the overage is greater than 10% or only one bid was received, give explanation:

BACKGROUND OF PROJECT (To be completed by Evaluating Department/ Division. Explain need for project/equipment):

Existing roof is beyond warranty and is in need of replacement due to numerous leaks. Low bidder Cool Roofing Systems, Inc. product and warranty do not meet specifications required.

EVALUATION OF BID PROPOSALS

FOR: HOLMES NEIGHBORHOOD PARK IMPROVEMENTS (RE-BID)

Bid File No. 2710
Bid Opening: March 29, 2007

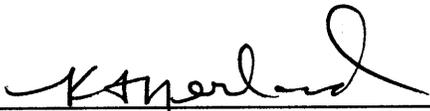
DEPARTMENT CONCLUSIONS AND RECOMMENDATION:

Award a contract in the amount of \$ 120,000.00
to Graham Prewit, Inc.
as the lowest responsive and responsible bidder.

Remarks: low bidder not responsive

Reject all bids. Reason:

Department Head Approval



Title Director of General Services

Date 4/25/07.

Approve Dept. Recommendation

Approve GSD/Purchasing Recommendation

Disapprove

Disapprove

See Attachment

GENERAL SERVICES DEPARTMENT

CITY MANAGER


Purchasing Manager Date


City Manager or Designee Date


Director Date

FISCAL IMPACT STATEMENT

PROGRAM: Park impact Quimby fees

<u>RECOMMENDATION</u>	<u>TOTAL OR CURRENT</u>	<u>ANNUALIZED COST</u>
Direct Cost	<u>\$ 120,136.50</u>	
Indirect Cost	<u>\$ 19,963.51</u>	
TOTAL COST	<u>\$ 140,100.01</u>	
Additional Revenue or Savings Generated	<u>\$ -0-</u>	
Net City Cost	<u>\$ 140,100.01</u>	
Amount Budgeted (If none budgeted, identify source)	<u>\$ 155,044.46</u>	
Roofing contractor	\$120,136.50	
Facilities oversight	\$ 949.51	
Roofing consultant/plans/specs	\$ 7,000.00	
10% Overhead – Facilitateis	<u>\$ 12,014.00</u>	
TOTAL	<u>\$140,100.01</u>	
10% Contingency	<u>\$ 14,010.00</u>	
TOTAL	<u>\$154,110.01</u>	