

Office of the City Manager

RECESS ITEM
CONSENT CALENDAR
September 9, 2003

To: Honorable Mayor and
Members of the City Council

From: *WR* Weldon Rucker, City Manager

Subject: Contract: Roof Replacement, 1947 Center Street

RECOMENDATION

Adopt a Resolution approving the plans and specifications for roof replacement at 1947 Center Street; accepting the bid of State Roofing Systems, Inc.; and authorizing the City Manager to execute a contract and any amendments, extensions or other change orders in an amount not to exceed \$181,500.

NEGATIVE EFFECT IF ACTION IS DELAYED UNTIL AFTER COUNCIL RECESS:

The roof work at 1947 Center Street involves the removal and replacement of the existing roofing and roof flashing leaving the building vulnerable to water damage in the event of rain. Delay in approval of this contract will push the work farther into the rainy season and expose city and tenant property to potential damage.

FISCAL IMPLICATIONS OF RECOMMENDATION

Bid Amount	\$165,000
10% Contingency	16,500
Total	\$181,500

Funding for the contract is available in the Building Purchases and Management Fund budget code for Building Maintenance (850-5451-463-6570-03CB74 and Contract Management System # U7ENR).

CURRENT SITUATION AND ITS EFFECTS

1947 Center Street is in need of roof replacement in order to protect City property from further water damage and to prevent damage to tenant property including the International Computer Science Institute, which occupies the fifth and sixth floors where it maintains extensive computer equipment.

BACKGROUND

The City purchased 1947 Center Street for office space on April 1, 2003 using Certificates of Participation for building acquisition and other public improvements.

Prior to the acquisition, the City contracted with Consolidated Resource Associates to perform a comprehensive building inspection to gain an understanding of the current conditions and past history of the various components comprising the property, including roofing. The inspection report included observed conditions, past events, and alterations or improvements, which have affected the roof and other building components.

Two active roof leaks were reported in the past year and a visual inspection identified approximately twenty previous roof leak locations. The existing roof system is approximately fifteen years old and is nearing the end of its useful lifespan.

The new roofing system proposed for 1947 Center Street will include a ten-year manufacturer's warranty and owner's manual. The warranty will include an inspection by the roofing materials manufacturer during the second, fifth and tenth year of the warranty, which will provide a written inspection report documenting roof conditions, identifying preventive maintenance needs and necessary repairs, and any necessary general rooftop housekeeping and cleanup. With proper maintenance the new roofing system will have a useful lifespan of twenty to twenty-five years.

Plans and Specification No. F-9015-04 for roof replacement at 1947 Center Street were prepared and advertised for bids in July 2003. Bids from four contractors were received on July 29, 2003, as tabulated in Attachment B. State Roofing Systems, Inc submitted the lowest responsible bid for the amount of \$165,000.

RATIONALE FOR RECOMMENDATION

It is prudent, cost effective and appropriate for the City to replace a roof which has a significant number of active and past roof leaks and is near the end of its useful lifespan.

ALTERNATIVE ACTIONS CONSIDERED

The alternative is to continue patching the existing roof with costly one-time purchase orders on an as-needed basis.

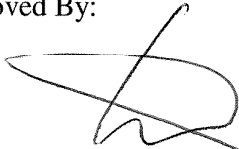
Contract: Roof Replacement, 1947 Center Street

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CONTACT PERSONS:

Rene Cardinaux, Director of Public Works.....981-6300
John Rosenbrock, Manager of Capital Projects.....981-6331

Approved By:



Rene Cardinaux, Director of Public Works

Attachment A - Resolution
Attachment B - Bid Abstract

ATTACHMENT A

RESOLUTION NO. -N.S.

APPROVING PLANS AND SPECIFICATIONS FOR ROOF REPLACEMENT AT 1947 CENTER STREET; ACCEPTING THE BID OF STATE ROOFING SYSTEMS, INC.; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AND ANY AMENDMENTS, EXTENSIONS OR OTHER CHANGE ORDERS IN AN AMOUNT NOT TO EXCEED \$181,500

WHEREAS, it is necessary to address roof replacement at 1947 center street in order to protect City and tenant property from further damage; and

WHEREAS, the City does not have qualified personnel to perform the work; and

WHEREAS, this project was duly advertised for bids, and on July 29, 2003 the City Purchasing Agent received competitive bids from four contractors for roof replacement at 1947 Center Street, in accordance with Project Specification No. F-9015-04; and

WHEREAS, State Roofing Systems, Inc. was determined to be the lowest responsible bidder; and

WHEREAS, funds are available in the current year budget in the Building Purchases and Management Fund (Budget Code 850-5451-463-6570-03CB74), and the contract has been entered in the Citywide contract database with CMS number U7ENR.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Plans and Specifications No. F-9015-04 for roof replacement at 1947 Center Street, are approved.

BE IT FURTHER RESOLVED, that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments, extensions, or change orders with State Roofing Systems, Inc., for roof replacement at 1947 Center Street, in an amount not to exceed \$181,500 (Budget Code 850-5451-463-6570-03CB74). A record signature copy of said agreement and any amendments to be on file in the Office of the City Clerk.

ATTACHMENT B

BID ABSTRACT 07/29/03

ROOF REPLACEMENT, 1947 CENTER STREET

SPECIFICATION NO. F-9015-04

	BIDDER	AMOUNT
1.	Enterprise Roofing Services, Inc. Concord, CA	\$334,670
2.	Western Roofing Service. San Francisco, CA	\$243,142
2.	State Roofing Systems, Inc. San Leandro, CA	\$165,000
3.	IMR Roofing Corp. San Francisco, CA	\$205,250