



City Council

Approval of the Construction Contract for the Maintenance Center and Waste ReSources Building Roof Repairs

Agenda Date: 5/3/2016
Agenda Item Number: 4.C
File Number: 16-0494

Type: contract **Version:** 1 **Status:** Passed

Title

Approval of the Construction Contract for the Maintenance Center and Waste ReSources Building Roof Repairs

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to award the construction contract to Garland/DBS, Incorporated, under the U.S. Communities Cooperative, in the amount of \$402,510, and authorize the City Manager to execute all documents necessary to proceed.

Report

Issue:

Whether to approve staff's recommendation to award the construction contract for the Maintenance Center and Waste Resources Building Roof Repairs to Garland/DBS, Incorporated.

Staff Contact:

Rick Dougherty, Project Manager, Public Works Engineering, 360.753.8485

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

The Maintenance Center roof was installed in 1998 with a 10-year warranty. The roof has lasted for 18 years. The Waste ReSources roof was originally installed in 1982. The roofs have lasted this long due to continued efforts of the city's Facilities staff.

In 2013, the City conducted a 'Building Condition Assessment'. The report looked at the Maintenance Center and the Waste Resources roofs. Our consultant identified the following:

- The roofing material shows extreme fatigue; cracking and curling at the seams.

- The flashing shows signs of wear and tear.
- Both roofs need replacement as soon as possible.

If City Council approves the award of the contract, construction could begin as early as mid-May and be completed by the end of June, 2016.

Neighborhood/Community Interests (if known):

- New roofs will keep the people and equipment housed in these building dry when it rains.

Options:

1. Award the construction contract to Garland/DBS, Incorporated, under the U.S. Communities Cooperative in the amount of \$402,510, and authorize the City Manager to execute all documents necessary to proceed.
 - Project can proceed as planned
 - Potential for roof failures and leaks is avoided
 - City realizes cost savings by utilizing the U.S. Communities Cooperative
2. Do not award the construction contract and direct staff to follow the standard design/bid/build process.
 - Completion of roof repairs delayed
 - Possible damage to City equipment due to leaks
 - Increased project cost in order to follow a design/bid/build process

Financial Impact:

The roof repairs are funded through the Building Repair and Replacement Fund (029). There are sufficient funds to complete the project.

Project Costs:

Construction contract	\$402,510
10% award contingency	\$ 40,251
City labor	\$ 60,000
Permits	\$ 500
TOTAL PROJECT COST:	\$503,261
Total Available Budget:	\$600,000

Attachments:

1. Construction Contract
2. Vicinity Map