



CITY OF REDDING REPORT TO THE CITY COUNCIL

MEETING DATE: September 3, 2019 ITEM NO. 4.11(c)	FROM: Chuck Aukland, Public Works Director
APPROVED BY	
 Chuck Aukland, Public Works Director 8/22/2019 caukland@ci.redding.ca.us	 Barry Tippin, City Manager 8/26/2019 btippin@cityofredding.org
SUBJECT: 4.11(c)--Award Bid Schedule No. 5064 (Job No 9248-95) City Hall Reroof Project.	

Recommendation

Authorize the following action relative to Bid Schedule No. 5064 (Job No. 9248-95), City Hall Reroof Project:

- (1) Reject the low bid by Mast Roofing as nonresponsive, and award the project to the second lowest bidder, Harbert Roofing, Inc., in the amount of \$246,688;
- (2) Approve an additional \$45,000 to cover the cost of administration and inspection fees;
- (3) Approve \$50,000 to provide construction contingency funding; and
- (4) Authorize the City Manager to approve additional increases in either the construction management or construction contingency amounts up to a total of \$40,000.

Fiscal Impact

Building Maintenance funds in the amount of \$480,000 have been approved for this project.

<i>Cost Summary</i>	
<i>Item</i>	<i>Estimated</i>
Project Development Costs	\$20,000
Construction Contract + Contingency	\$296,688
Contract Administration, Inspection, Testing	\$45,000
Additional City Manager Authority	\$40,000
<i>Total Project Costs</i>	<i>\$401,688</i>

Project cost components are estimates and some shifting of the project development, construction management, and construction contingency funds may be necessary to balance the project within the approved budget.

Alternative Action

The City Council (Council) may choose not to award Bid Schedule No. 5064 to Harbert Roofing, Inc. and direct building maintenance crews to continue patching leaks and repairing water damage within City Hall.

Background/Analysis

Construction of the City of Redding City Hall building was completed in early 2000 and the original roof system remains in place. The existing roof membrane is deteriorating after nearly twenty years of service, and over the past several years, it has been the source of water leaks and increased maintenance for the Building Maintenance Division. The roof has reached the end of its useful life and is in need of replacement to protect building components and subsequent damage repair.

On August 5, 2019, the City of Redding (City) received an apparent low bid for the subject project from Mast Roofing (Mast). During the bid proposal evaluation period, Mast submitted a substitute product comparable to the specified Polyvinyl Chloride (PVC) membrane roofing product as allowed per California Public Contract Code, Section 3400(b). The comparable product submitted was Conklin brand Flexion XL PVC membrane roof product as opposed to the specified Versiflex PVC membrane roof. City staff conducted a comprehensive review of all product data for both roofing products. Conklin's Flexion XL is equal in almost all comparisons with the exception that it is currently in a three year testing process for two critical items as shown in the property table below. Unfortunately, Conklin terminated production of the previous generation Flexion product prior to completing all testing on the new Flexion XL product. City staff has ultimately determined that the Flexion XL product is not an approved equal for the noted solar reflectivity properties listed in the table below.

Property	Versiflex	Flexion XL
Solar Reflectance – 3 years	0.63	Not Available*
Solar Reflective Index (SRI) – 3 years	75	Not Available*

*3 year testing is in process started 2018

City staff met with Mast on August 19, 2019, to discuss the City's decision to reject the Flexion XL product and provide Mast an opportunity to furnish Versiflex or another comparable product for City review. Mast then notified the City that they would not be submitting the Versiflex or other comparable product.

Due to Mast being unable to comply with the product specified for the roof project, and the inability to provide an approved comparable product, the City has determined Mast's bid is non-responsive to the solicitation based on the reasons identified in the table above. Staff recommends the City Council award the contract for the City Hall Reroof Project to Harbert Roofing, Inc., the second lowest bidder.

Attached is the tabulation of bids received and opened on August 5, 2019, for the City Hall Reroof Project. The second low bid in the amount of \$246,688 was received from Harbert Roofing, Inc., a local company. The engineer's estimate was \$342,000. Total project development costs for this project are estimated to be \$20,000. Project development costs include engineering, environmental, and consultant services.

Council Priority/City Manager Goals

- This agenda item is a routine operational item.

Attachments

Bid Tabulation

Location Map

Notice of Exemption

Mast Roofing BS 5064 ltr 082019