



CONSENT CALENDAR

Agenda Item # 3

AGENDA REPORT SUMMARY

Meeting Date: April 25, 2017

Subject: Construction Contract Award: City Hall Roof Replacement, Project CF-01014

Prepared by: Victor Chen, Associate Civil Engineer

Reviewed by: Susanna Chan, Public Works Director

Approved by: Chris Jordan, City Manager

Attachment:

1. Bid Summary for City Hall Roof Replacement Project CF-01014
2. CIP Project Sheet CF-01014

Initiated by:

City Council: CIP Project CF-01014

Fiscal Impact:

Based on the lowest responsive and responsible bid, the estimated project costs are:

Project Item	Project Budget
Construction	\$159,730
Printing/Misc	\$6,000
5% Inspection	\$8,000
15% Contingency	\$23,960
Total Cost	\$197,690
Available Funds To-Date	\$330,000

Environmental Review:

Categorical Exemption Pursuant to CEQA Section 15301 (c) Improvements of Existing Facilities

Policy Question(s) for Council Consideration:

None

Summary:

- The CIP Project CF-01014 will remove severe damaged City Hall wood shake roof and replace with asphalt shingles.

Staff Recommendation:

Award the Base Bid for the City Hall Roof Replacement, Project CF-01014 in the amount of \$159,730 to Alcal Roofing and authorize the City Manager to execute a contract on behalf of the City



Subject: Construction Contract Award: City Hall Roof Replacement, Project CF-01014

Purpose

Authorize the City Manager to execute a contract on behalf of the City with Alcal Roofing in the amount of \$159,730 to provide construction services for the City Hall Roof Replacement CF-01014.

Background

The Capital Improvement Program (CIP) includes a budget to replace the damaged City Hall roof. Currently, there are several areas that leak water due to the failing materials on top.

Discussion/Analysis

On April 4, 2017, bids were opened for Capital Improvement Program (CIP) Project CF-01014 and four (4) bids were received. A summary of the bids is included as Attachment 1.

The bid for this project was structured with a Base Bid to replace the wood shake with asphalt shingles. A Presidential Series asphalt shingle was selected to most closely simulate the look of the existing wood shake roof. Add Alternate #1 deducts Base Bid and replaces the City Hall roof in kind with wood shake. It is recommended to replace the existing wood shake with asphalt shingles as asphalt shingles have better fire rating, life span, capital cost savings, and lower maintenance costs compared to the wood shake. The total cost of wood shake is \$292,304 (including contingency, inspection, and misc. costs).

It is recommended that the award of the Base Bid be made to Alcal Roofing, which was the determined to be the lowest responsive bid in the amount of \$159,730.

Alcal has no deficiencies against its General Contractor's license. The company has successfully completed similar projects in the cities of Fremont, Coronado and Santa Catalina.

Options

- 1) Award the Base Bid for the City Hall Roof Replacement, Project CF-01014 in the amount of \$159,730 to Alcal Roofing and authorize the City Manager to execute a contract on behalf of the City

Advantages: The City Hall roof will be replaced with a more cost effective building material.

Disadvantages: None

- 2) Award the Add Alternative #1 for the City Hall Roof Replacement, Project CF-01014 in the amount of \$238,587 to Alcal Roofing and authorize the City Manager to execute a contract on behalf of the City

Advantages: The City Hall roof will be replaced with in kind with wood shake.

Disadvantages: None



Subject: Construction Contract Award: City Hall Roof Replacement, Project CF-01014

3) Do not award this agreement and re-advertise the BID.

Advantages: None.

Disadvantages: Replacement of the City Hall roof will be delayed and it is not expected that re-advertising would result in better bid results.

Recommendation

The Staff recommends Option 1.

Bid Summary
City Hall Roof Replacement
Project CF-01014

Attachment 1

Contractor	Base Bid	Add Alternate #1
Alcal Roofing	\$159,730	\$238,587
Stronger Building Service	\$250,000	\$350,000
Andy Roofing	\$186,500	\$274,600
Best Contracting	\$179,995	\$385,000

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City Hall Roof Replacement

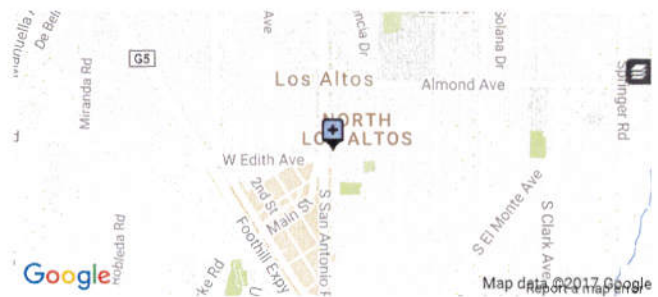
Project ID: CF-01014
Project Category: Building
Project Status: Not Started
Project Priority: Asset Preservation

Project Lead: K. Prasad
Year Adopted: 2016
Target Completion Date: June 2017

Los Altos City Hall
 1 N San Antonio Road
 Los Altos, CA
 See map: [Google Maps](#)

The City Hall roof is made up of wood shake which has reached the end of its serviceable life and is no longer watertight in several areas. The cause of current water leaks is enlarged nail holes where the shake is attached to the roof material. There are areas where the felt/tar papers are exposed due to the failing materials on top. A complete tear-off of the existing roof is needed, and a new wood shake roof needs to be relaid along with new felts/tar papers.

Project Estimates	Prior Appropriations	2016/17 Budget	2017/18 Planned	2018/19 Planned	2019/20 Planned	2020/21 Planned	Total
City Hall Roof Replacement	- 0 -	\$330,000	- 0 -	- 0 -	- 0 -	- 0 -	\$330,000
Funding Sources							
CIP	- 0 -	\$330,000	- 0 -	- 0 -	- 0 -	- 0 -	\$330,000



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