

STAFF REPORT

To: Board of Directors

From: Mary Rogren, General Manager

Agenda: July 9, 2024

Report Date: July 5, 2024

Agenda Title: Waive the District's Procedural Requirements for Sealed Competitive Bids and Authorize the General Manager to Award a Contract to Central Roofing, Inc. for Roof Repairs at the Nunes Water Treatment Plant

Recommendation/Motion:

Waive the District's competitive bidding requirement of Resolution 2016-09 and authorize the General Manager to award a contract to complete roof repairs at the Nunes Water Treatment Plant from Central Roofing, Inc. for a not to exceed amount of \$184,800.

Background:

The roof at the Nunes Water Treatment Plant (WTP) is in need of repair as leaks are occurring in several locations. The "Lower Roof", approximately 3,500 sq ft and which covers the Clearwell, Washwater Recovery Basin, and the Pump Room, and the "Upper Roof", approximately 1,500 sq ft and which covers the office area, laboratory, and chlorine generator, will be removed down to their concrete deck and new roof membrane installed. Finally, the expansion joint between Filter 4 and Filter 3, another source of leakage, will be sealed per the recommendation of staff and HDR (see Exhibit B).

The quote from Central Roofing, attached as Exhibit A, consists of four components, the first of which, for Asbestos removal, may not be required pending initial inspection of the existing roofs:

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|----|-------------------------|--|
| 1. | \$ 40,000 | Asbestos removal - lower roof (\$25,000) and upper roof (\$15,000) |
| 2. | \$ 85,000 | Installation of new lower roof |
| 3. | \$ 40,000 | Installation of new upper roof |
| 4. | <u>\$ 19,800</u> | Expansion joint – application of sealant ("sika flex") |
| | <u>\$184,800</u> | Total Quote |

The new roof membrane comes with a 20-year manufacturer's warranty.

Determination of Waiving Competitive Bidding Requirements:

Staff has requested informal bids from four potential providers and two of them provided quotes. The quote from Central Roofing is significantly below that of the other provider (\$201,162). Given the exposure to equipment damage, particularly to office/SCADA equipment in the Nunes office area, and because there are few qualified providers who are available to complete this project, staff is requesting to waive the competitive bidding requirements of Resolution 2016-09 in order to sole source the purchase of services from Central Roofing.

Central Roofing has been utilized by the District to refurbish the roof at the District's main office (in 2020) and to replace the roof at the Alves water tank (in 2023), and staff were pleased with their work product and lack of change orders.

Attachments:

EXHIBIT A – Quote from Central Roofing

EXHIBIT B – Expansion Joint Repair

CENTRAL ROOFING INC.

320 Victory Ave STE B
South San Francisco, CA 94080
(650)589-4173
central.roofing@yahoo.com

EXHIBIT A - Quote from Central Roofing

Proposal/Contract

ADDRESS

Coastside County Water
District
500 Lewis Foster
Half Moon Bay, CA
Sean 650-533-2431

PROPOSAL/CONTRA 6054**CT #****DATE 07/01/2024****EXPIRATION DATE 10/07/2024****CONTRACTOR LICENSE #**

412891

ACTIVITY	DESCRIPTION	AMOUNT
02.10 Demo	Asbestos Removal	40,000.00
	1. Quality Asbestos to remove lower roof \$25,000.00 2. Quality Asbestos to remove upper roof \$15,000.00	
Roofing TPO	Installation of new TPO Roof LOWER ROOF	85,000.00
	1. Acquire the necessary permits and schedule the necessary inspections. Scaffolding and permit fees included. 2. Remove the existing roof down to the wood deck to inspect for dry rot, in preparation to receive the new roof membrane. All wood work done on time and material basis. 3. Remove all existing roofing metals. To include the following. 1. Gravel Stop 2. Heat Vents 3. Pipe Jacks 4. Skylight Flashings 5. Chimney Flashings 4. Install all new prefabricated boots over base of the existing duct work flashing. 1. New Heating vents and pipe boots 5. Install 2" Insulation to entire concrete deck 1. Installed using twin pack glue 6. Mechanically attach 1/4" dens deck primed over base of roof. to achieve class A fire rating. 1. Installed using twin pack glue 7. Fully Adhere 1 layer of 60 mil Mule Hide TPO single ply membrane over entire roof surface, curbs and walls. White and Grey colors available 1. Installed using twin pack glue 2. Heat weld seams 8. Install new TPO clad scuppers at all drains 9. Install new pre-coated flashing over roof edges. Use metal cap where roof is	

ACTIVITY	DESCRIPTION	AMOUNT
	curbed.	
	10. Final walk through per customer request.	
	11. Daily job reports with pictures provided via email or text daily.	
	System carries a 20 year manufacture warranty	
ROOFING	UPPER ROOF SAME SPEC AS ABOVE	40,000.00
ROOFING	To remove the material on the expansion joints and apply new sika to expansion joints per plan specs.	19,800.00
	ALL LABOR DONE AT PREVAILING WAGE RATE	

Shelter, Safety, Satisfaction	TOTAL	\$184,800.00
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Upon signing a 3 day cancellation notice at no extra charge.
All above work carries a 5 year workmanship guarantee.

Any dry rot work is done on time and material basis at \$95.00 per hour per man.

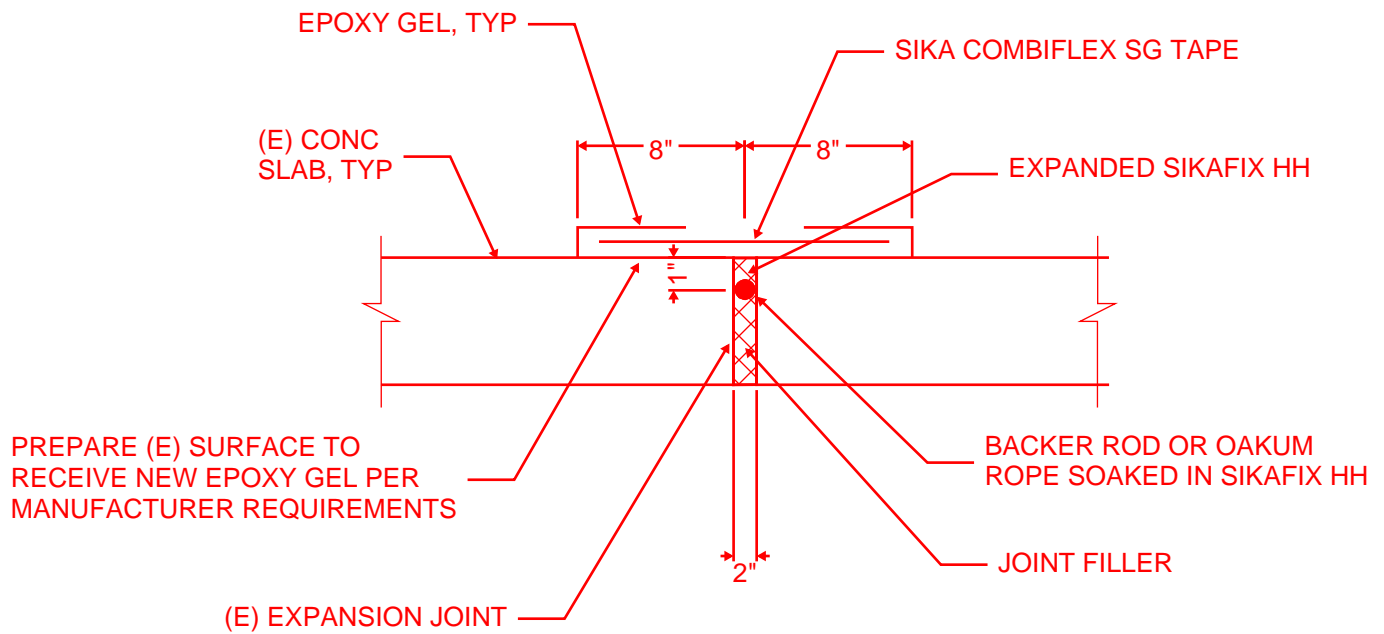
We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum stated.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes,accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Accepted By

Accepted Date

EXHIBIT B - Expansion Joint Repair



NOTES:

1. EXISTING MATERIAL MUST BE REMOVED AND THOROUGHLY CLEANED INSIDE AND ABOVE THE EXPANSION JOINT PRIOR TO INSTALLING NEW EXPANSION JOINT MATERIAL.

EXISTING EXPANSION JOINT REPAIR