



AGENDA MEMORANDUM

Action Item for the City Council Meeting August 22, 2023

DATE: August 22, 2023

TO: Peter Zaroni, City Manager

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Construction Contract Award **City Hall Roof Repairs**

CAPTION:

Motion awarding a construction contract to Roofing Solutions, LLC. of Prairieville, Louisiana, for the City Hall Roof Repairs project in the amount of \$869,120.00 (an FY 2023 Capital Budget approved project), located in Council District 1, with FY 2023 funding available from the Facility Maintenance CO fund.

SUMMARY:

This motion approves a construction contract for the removal and replacement of existing concrete roof tiles at four (4) gable roof structures with new standing seam metal roofing, selective removal of existing brick veneer adjacent to the gable roofs to facilitate, removal and replacement of existing wall flashing, and reinstallation of brick veneer.

BACKGROUND AND FINDINGS:

The City Hall was built in 1988. No significant improvements have been made to the roof since its construction. As a result, City Hall has been experiencing persistent rainwater infiltration in multiple areas of the building envelope. Replacing the roof is the first of several projects being executed to mitigate the water infiltration problems. Additionally, the concrete tiles that make up the roof are cracked in areas which pose a serious safety concern if one were to fall. Each tile weighs roughly 10 pounds. City Hall serves as the chief administrative building in which local

government business, public services, and public activities are conducted.

The project scope includes removal of existing concrete roof tiles at four (4) gable roof locations and replacing with new standing seam metal roofing, limited brick veneer flashing repairs between the exterior atrium walls and existing gable roof. The project does not include the removal or replacement of the existing flat roofs or the removal and replacement of the entire exterior atrium brick veneer.

An Additive Alternate is included due to the condition of the existing composite insulation board is unknown. The construction drawings include information on how the roofing contractor should proceed for any unknowns after removing the concrete roof tile and exposing the composite insulation board.

PROJECT TIMELINE:

2021 - 2022	2023	2023/2024
November – December	January – August	September – April
Design	Bid/Award	Construction

Project schedule reflects award in September 2023 with anticipated completion by April 2024.

COMPETITIVE SOLICITATION PROCESS:

On April 26, 2023, the Contracts and Procurement Department issued a Request for Bids with the RFB number 4737 for City Hall Roof Repairs project. The City of Corpus Christi received bids from three bidders. The city analyzed the bids in accordance with the contract documents and determined Roofing Solutions, LLC is the lowest responsive, and responsible bidder. As the lowest bid received was within the acceptable range of Engineer’s Opinion of Probable Construction Cost the City decided to proceed with the project. A summary of the bid is provided below:

BID SUMMARY			
CONTRACTOR	BASE BID	ALTERNATE	TOTAL
Roofing Solutions, LLC	\$772,800.00	\$96,320.00	\$869,120.00
Argio Roofing & Construction, LLC	\$1,155,085.00	\$296,686.00	\$1,451,771.00
Rain King Inc.	\$1,442,000.00	\$180,500.00	\$1,622,500.00
<i>Engineer's Opinion of Probable Construction Cost</i>	\$1,807,822.00	\$46,952.00	\$1,854,774.00

Roofing Solutions, LLC has been awarded many projects in our bordering state of Louisiana due to their competitiveness. Some of the project that Roofing Solutions, LLC completed are Williams Sonoma Distribution Center – Mississippi (2022), United States Postal Office Baton Rouge Roof Replacement - Louisiana (2020), University of MS Med Center Re-Roof Pavilion – Mississippi

(2019), Peral Watson Elementary School Roof Replacement – Louisiana (2019), USA Tech Park Roof Replacement – Alabama (2017), Progress Elementary School Roof Replacement – Louisiana (2016), BTR9 Port Allen OXD Warehouse & Distribution Center - Louisiana (2016), and Michoud Assembly NASA Facility Roof Replacement – Louisiana (In Progress).

The firm does not have a local office, but they will be housing crews locally for the duration of the project.

ALTERNATIVES:

The alternative is not to award the construction contract to the lowest responsive and responsible bidder, Roofing Solutions, LLC. This would delay the new improvements to the City Hall Roof.

FISCAL IMPACT:

The fiscal impact in FY2023 is an amount of \$869,120.00 with funds available from Certificates of Obligation fund. The approved CIP project page is included in the package.

Funding Detail:

Fund: 2021COFacMntCIP (Fund 3166)
Department: Facilities Maintenance (12)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 20285-3166-EXP
Amount \$389,120.00

Fund: Fac Maint 2023 CO (Fund 3168)
Department: Facilities Maintenance (12)
Org: Grants and Capital Projects (89)
Account: Construction (550910)
Activity: 20285-3168-EXP
Amount \$480,000.00

Total: \$869,120.00

RECOMMENDATION:

Staff recommend awarding a construction contract for City Hall Roof Repairs to Roofing Solutions, LLC for the City Hall roof repair.

LIST OF SUPPORTING DOCUMENTS:

Location & Vicinity Maps
Bid Tab
CIP Page
PowerPoint