DATE: April 16, 2020

TO: Peter Zanoni, City Manager

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Construction Contract Award
Central Library Roof Replacement
Bond 2012 and Bond 2018

CAPTION:

Motion awarding a construction contract to Port Enterprises Ltd., to replace the Central (La Retama) Library roof in the amount of $1,872,914, located in City Council District 1, funding is available through Bond 2012 and Bond 2018 funds.
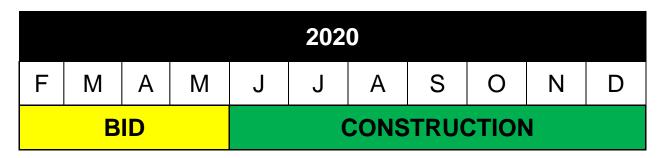
SUMMARY:

This motion approves a construction contract with Port Enterprises Ltd. in the amount of $1,872,914 for major improvements to the existing Central Library Roof.

BACKGROUND AND FINDINGS:

The Central Library was constructed in 1986. The roof is comprised of approximately 18,000 SF of Spanish clay tile and approximately 17,000 SF of membrane roofing material (modified bitumen or asphalt roof) with gutters, flashing, trim, seams, and other roof materials. Prior to Bond 2012, the roof was experiencing failures in several areas causing water leaks and damage to the building interior. The scope of the Bond 2012 project was limited to small area repairs. The Bond 2012 project was designed and bid in May 2017. The bids came in overbudget and the contract was not awarded.

In August 2017, Hurricane Harvey caused additional damage. Numerous clay tiles have also begun to fall from the roof presenting a safety hazard and requiring the placement of temporary scaffolding to provide overhead protection to employees and library patrons. The current roof condition requires full replacement. Additional funding was included in Bond 2018 to replace the La Retama roof.

Project No. 18172C
Legistar No. 20-0104

PROJECT TIMELINE:

	2020										
F	M	A	M	J	J	A	S	O	N	D	
BID				**CONSTRUCTION**							

This project schedule reflects City Council award in May 2020 with anticipated completion in December 2020.

COMPETITIVE SOLICITATION PROCESS:

On March 11, 2020 the City received three bids. All were considered responsive. The City analyzed the bids in accordance with the contract documents and determined Port Enterprises LTD, is the lowest responsive and responsible bidder. A summary of the bids is provided below:

BID SUMMARY – BASE BID	
CONTRACTOR	**BID AMOUNT**
Port Enterprises Ltd. **Corpus Christi, Texas**	**$1,872,914**
Rain Seal Master Roofing Victoria, Texas	$1,935,400
Haeber Roofing Corpus Christi, Texas	$1,992,000
Engineer's Opinion of Probable Cost	*$1,750,000*

ALTERNATIVES:

An alternative is to not award the construction contract to the low-bidder, Port Enterprises Ltd. Not awarding the construction contract and rebidding the project would delay the needed improvements and could result in increased construction costs.

FISCAL IMPACT:

This item proposes to award a construction contract to Port Enterprises LTD, in the amount of $1,872,914 for replacement of roof at the Central Library. Project funds are available through Bond 2012, Proposition 5 and Bond 2018, Proposition D.

Funding Detail:

Fund:	Libraries & Cultural Facilities Improvements Bond 2018 (Fund 3227)
Mission Element:	Provide Materials (111)
Project:	La Retama Library Roof Replacement (18172C)
Account:	Construction (550910)
Activity:	18172-C-3227-EXP
Amount:	$1,227,740.67

Fund: Libraries & Cultural Facilities Improvements Bond 2012 (Fund 3162)
Mission Element: Provide Materials (111)
Project: La Retama Library Roof Replacement (18172C)
Account: Construction (550910)
Activity: 18172-C-3162-EXP
Amount: $645,173.33

RECOMMENDATION:

Staff recommends awarding the Central (La Retama) Library construction contract in the amount of $1,872,914 to Port Enterprises Ltd. The construction duration is planned for 210 days (7 months) from issuance of the Notice to Proceed to begin construction in May 2020.

LIST OF SUPPORTING DOCUMENTS:

Location Maps
Bid Tabs