

# ALAMEDA-CONTRA COSTA TRANSIT DISTRICT



## STAFF REPORT

**MEETING DATE:** 9/11/2019

**Staff Report No.** 19-105d

**TO:** AC Transit Board of Directors

**FROM:** Michael A. Hursh, General Manager

**SUBJECT:** Training and Education Center Re-Roof Construction Contract Award

### ACTION ITEM

#### **RECOMMENDED ACTION(S):**

Consider approving the award of a firm fixed price construction contract to Stronger Building Services in the amount of \$1,875,000 for the replacement of the roof and mechanical equipment at the District's Training and Education Center (TEC) in Hayward.

#### **BUDGETARY/FISCAL IMPACT:**

The project and award are fully funded by a combination of California I-Bond and District Capital funding and is included in the current year capital budget.

- |                      |                |
|----------------------|----------------|
| 1. California I-Bond | \$1,500,000.00 |
| 2. District Capital  | \$375,000.00   |

#### **BACKGROUND/RATIONALE:**

The TEC roof was originally planned for replacement in FY 2013/14; however, it was deferred because of funding constraints. Since that time, the roof has continued to degrade increasingly causing damage to the physical structure.

This contract will result in a firm-fixed price contract with an approximate six-month period of performance. The District received five timely bids. Upon evaluation, Stronger Building Services has been determined to be the lowest priced responsive and responsible bidder.

The District's Contracts Compliance Officer has determined that the Stronger Building Services bid exceeds the 15% Small Business Enterprise (SBE) goal.

#### **1. Procurement Timeline**

- |                                 |                    |
|---------------------------------|--------------------|
| a. Solicitation Issued          | 6/17/2019          |
| b. Pre-Bid Meeting and job walk | 6/21 and 7/22/2019 |
| c. Bids Due                     | 8/15/2019          |
| d. Evaluations Complete         | 8/19/2019          |

**2. Vendor Outreach**

a. Firms Solicited	435
b. Number of S.B.E. Certified Firms	178
c. Number of D.B.E. Certified Firms	266
d. Number of respondent firms	5
e. Number Responsive/Responsible Firms	5

**3. Bid Results Stronger Building Services.**

a. Base Bid	\$1,700,000.00
b. Pre-Programmed Allowances	\$175,000.00
c. Total Contract Amount	\$1,875,000.00

**ADVANTAGES/DISADVANTAGES:**

This project will replace a roof that is long past it's useful life. Replacing the roof will make the building watertight. Replacement of the non-functioning mechanical equipment and making repairs to the siding will help return the building to its original condition making it safe and comfortable for District staff. This project is essential in protecting the District's assets and maintaining the facility in a state of good repair. Staff has not identified any disadvantages to awarding this contract.

**ALTERNATIVES ANALYSIS:**

Staff considered deferring this project again, however, this approach is not recommended. The roof continues to worsen and the mechanical equipment has become unserviceable. The water intrusion will continue to deteriorate the framing members, steel structure and interior finishes.

**PRIOR RELEVANT BOARD ACTION/POLICIES:**

Staff Report 12-218 A-E Contract Award GO Weatherization and Mack Facility Re-Roofing

Staff Report 19-105 Invitation or Bids-Construction Contract

**ATTACHMENTS:**

None

**Approved by:**

Ramakrishna Pochiraju, Executive Director of Planning & Engineering

**Reviewed by:**

Joe Callaway, Director of Capital Projects

Denise C. Standridge, General Counsel  
Claudia L. Allen, Chief Financial Officer  
Chris Andrichak, Director of Management and Budget  
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**Prepared by:**

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