

ALAMEDA-CONTRA COSTA TRANSIT DISTRICT



STAFF REPORT

MEETING DATE: 12/8/2021

Staff Report No. 20-418a

TO: AC Transit Board of Directors
FROM: Michael A. Hursh, General Manager
SUBJECT: Construction Award for Roof Replacement at D2 (Emeryville)

ACTION ITEM

RECOMMENDED ACTION(S):

Consider approving the award of a firm-fixed price construction contract to Stronger Building Services of San Leandro, California for the replacement of the roof at the District's Emeryville Division (D2) Maintenance Facility.

STRATEGIC IMPORTANCE:

Goal - Safe and Secure Operations
Initiative - Infrastructure Modernization

The project will protect the District's building asset from additional damage and deterioration.

BUDGETARY/FISCAL IMPACT:

This project is fully funded by the California Senate Bill 1 State of Good Repair (SGR) funds (100%).

BACKGROUND/RATIONALE:

The roof on the District's Emeryville Division (D2) Maintenance Facility building has outlived its useful life and has failed beyond repair in several locations. Continued water intrusion presents a risk to the building structure and could present a health and safety risk. Continued water intrusion will further damage the building structure. Replacing this roof now will safeguard the building from additional damage.

This roof (D2 Maintenance Building) is listed in the AC Transit - Transit Asset Management Plan (TAM) with a current condition rating of "1" indicating a need for immediate replacement.

Upon completion of the design and engineering, AC Transit issued an Invitation for Bid (IFB). The District received four (4) timely bids, and all were within 20% of the Independent Cost Estimate. Upon bid review, the lowest bid was determined to be non-compliant to the IFB requirements. Accordingly, the second lowest bid from Stronger Building Services of San Leandro, California was determined to be responsive and responsible with a total bid of \$1,357,750. Further, Stronger Building Services bid certifies a Small Business Enterprise (SBE)/Disadvantaged Business Enterprise (DBE) participation of 90% which exceeds the 15% goal established for this contract.

Procurement Timeline

IFB Issued 08/18/2021

Pre-bid Conference 08/31/2021

Bids Opened 09/27/2021

Vendor Outreach

AC Transit's Procurement Department and the Civil Rights and Compliance Department sent direct notification to a total of 376 potential Contractors/Vendors that are all certified as a small business.

ADVANTAGES/DISADVANTAGES:

The advantages to replacing the roof is that it will make the building envelope water-tight, protecting the District's assets from additional water damage. Further, this project will resolve the water intrusion as a structural and potential safety issue.

Staff has not identified any disadvantages to awarding this contract.

ALTERNATIVES ANALYSIS:

Staff considered deferring this project while continuing to address each individual water intrusion. This approach is not recommended as the roof is beyond temporary repairs. If the roof is not replaced, water intrusion will continue to deteriorate the building structure, interior finishes, and potentially impact safety.

PRIOR RELEVANT BOARD ACTION/POLICIES:

Staff Report 20-418 - Permission to Solicit Bids - Emeryville Division Maintenance Building 10/28/2020.

Board Policy No. 465 Procurement Policy and No. 463 Transit Asset Management Policy

ATTACHMENTS:

None.

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