

ALAMEDA-CONTRA COSTA TRANSIT DISTRICT



STAFF REPORT

MEETING DATE: 9/22/2021

Staff Report No. 17-244a

TO: AC Transit Board of Directors
FROM: Michael A. Hursh, General Manager
SUBJECT: General Office (GO) Building Roof Replacement Contract Award

ACTION ITEM

RECOMMENDED ACTION(S):

Consider authorizing the General Manager to award a firm-fixed price construction contract to State Roofing Systems, Inc. of San Leandro California in the amount of \$1,042,562 for the replacement of the roof on the District's General Office building.

STRATEGIC IMPORTANCE:

Goal - Safe and Secure Operations
Initiative - Infrastructure Modernization

The upgrade of the roof on the General Office building will guard against water, mold, and protect the District's building asset from unnecessary water damage along with deterioration.

BUDGETARY/FISCAL IMPACT:

This project is fully funded by a combination of Federal Transit Administration (FTA) 5309 State of Good Repair funds (80%) and District matching funds (20%).

BACKGROUND/RATIONALE:

The General Office building is experiencing water intrusion at the roof, top of wall coping, and flashings, causing damage to the structure and finishes. AC Transit's Transit Asset Management (TAM) Plan and FTA TAM guidelines require District assets to be maintained in a state of good repair (SGR) which include a condition rating. In order to determine an asset's condition, the FTA's Transit Economic Requirements Model (TERM) scale is used. A TERM scale condition rating ranges from (5) Excellent to (1) Poor. Assets with a condition rating score of 3.0 and above are in a state of good repair. Assets with a condition score lower than 2.9 are not in a state of good repair and require prioritization for repairs. The General Office roof is at condition 1 (Poor), since it is leaking and causing water intrusion which can result in an unacceptable safety risk.

Plans and specifications to replace the roof were completed in December 2019. AC Transit issued an Invitation For Bid (IFB), performed appropriate outreach, and conducted two pre-bid conferences. The District received three (3) qualified bids. The two (2) lowest bids were within 20% of the Engineer's Estimate.

State Roofing of San Leandro, California is the apparent low bidder with a base bid of \$929,562 and two recommended additional scope of work items also known as Additive Alternates. The Additive Alternates total \$113,000, giving a combined total bid of \$1,042,562. The Base Contract and each of two Additive Alternates were competitively bid during the offering period. State Roofing's bid indicates a Small Business Enterprise (SBE)/Disadvantaged Business Enterprise (DBE) participation of 19% which exceeds the 10% goal established for this contract.

Procurement Timeline

IFB Issued	6/15/2021
Pre-bid Conferences	7/6/2021 and 7/21/2021
Bids Opened	8/17/2021

Contractor/Vendor Outreach

The Procurement Department sent direct notification to 68 potential Contractors/Vendors. AC Transit's Civil Rights and Compliance Department notified an additional 410 entities of the pending bid.

ADVANTAGES/DISADVANTAGES:

The advantages to replacing the roof is that it will make the building envelope water-tight, protecting the District's assets from water damage. Further, this project may improve indoor air quality which could be compromised as a result of the water intrusion.

Staff has not identified any disadvantages to awarding this contract.

ALTERNATIVES ANALYSIS:

Staff considered deferring this project; however, this approach is not recommended. The roof has become unserviceable beyond the point of reasonable repair. The water intrusion will continue to deteriorate the framing members, steel structure and interior finishes.

PRIOR RELEVANT BOARD ACTION/POLICIES:

Staff Report 17-244 - Permission to Solicit Bids - GO Roof 09/13/2017
Board Policy 465, Procurement Policy

ATTACHMENTS:

None

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