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Agenda Date: 8/9/2016  
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Estimated Report Time: 2 Minutes

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Steven Lederer - Director of Public Works  
Public Works

**REPORT BY:** Sonja El-Wakil, Associate Engineer - (707) 259-8383

**SUBJECT:** Reject Bids for the Carithers Reroof Project PW 16-06, and Approve Plans and Specifications and Advertise for Bid Opening for Carithers Reroof Project PW 16-06R1

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### **RECOMMENDATION**

Director of Public Works requests that the Board take the following actions relating to the Carithers Reroof Project, PW 16-06 (the "Project"):

1. Pursuant to Section 20150.9 of the Public Contract Code, reject all bids; and
2. Approve plans and specifications for the Carithers Reroof Project, PW 16-06R1, and authorize the Director of Public Works to re-advertise for sealed bids and opening of the bids at a time, date and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code.

### **EXECUTIVE SUMMARY**

Bids were opened for the Carithers Reroof Project PW 16-06 on July 28, 2016. In reviewing the bidders' proposals, staff concluded that it is in the best interests of the County to reject all bids and to re-advertise for bids in order to clarify project specifications, to clearly specify a more cost-effective approach to the project as the basis for bids, and to make it clear which manufacturers of the product to be used in that approach will be acceptable. Staff found that due to a possible ambiguity in the specifications applicable to an approved alternative method for the reroofing project, acceptance of the low bid -- through no fault of the low bidder -- might not be advisable. All other bids substantially exceeded the project budget. Thus, staff recommends that all bids be rejected at this time.

Staff has revised the current drawings and specifications to more clearly identify the preferred approach to the project, which should substantially reduce the overall cost of this project, and to make it clear that products that are approved equals may be used in implementing that method and approach. Approval of the plans and specifications and authorization to advertise for bids for the Carithers Reroof Project PW 16-06R1 are required in order to proceed into the construction phase of the project.

**FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Capital Improvement Projects, Fund - 3000, Subdivision - 3000550, Program - 16018. Included in Fiscal Year 2015-16 budget is \$435,000 for this project and the Carithers painting project. The remaining balance from the 2015-2016 budget will be carried over to Fiscal Year 2016-17 budget when the Auditor-Controller goes to the Board for the approval of all the re-encumbrances/budget carryovers. The estimated carry over budget is \$414,123, which is expected to be adequate to complete both projects. .
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Design of the project has been completed and approval of the plans and specifications and authorization to advertise for bids is required in order to move the project into the construction phase.
Is the general fund affected?	No
Future fiscal impact:	Design and construction costs are expected to be incurred during Fiscal Year 2016-17, thus there will be no future impact beyond FY 2016-17.
Consequences if not approved:	The project will not move into the construction phase and maintenance issues associated with the roof will continue.
Additional Information:	

**ENVIRONMENTAL IMPACT**

**Categorical Exemption Class 1:** On August 25, 2015, the Board adopted a Class 1 Categorical Exemption for this project. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

**BACKGROUND AND DISCUSSION**

On April 5, 2016, the Board of Supervisors approved a budget transfer for the Carithers Building Painting and Roof Project. That project is separated into painting and roofing. This item addresses the roofing portion of the required work. On June 14, 2016, the Board of Supervisors approved the plans and specifications for Carithers Reroof Project PW 16-06, and authorized the Director of Public Works to advertise for sealed bids pursuant to Section 20150.8 of the Public Contract Code.

Seven bids were received on July 28, 2016, and all but one were substantially higher than anticipated. The bids received were:

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<b><u>Contractor</u></b>	<b><u>Total</u></b>
MP Roofing, San Ramon, CA	\$113,687
Central Bay Roofing, Alameda, CA	\$325,589
Solano County Roofing, Fairfield, CA	\$333,700
Andy's Roofing Co., San Leandro, CA	\$374,696
ERC Roofing & Waterproofing, San Clemente, CA	\$377,500
Pioneer Contractors, San Francisco, CA	\$418,500
Stronger Builders Services, San Leandro, CA	\$436,000

The Engineer's estimate for this project was \$185,000.

Bids were opened on July 28, 2016. In reviewing the bidders' proposals, staff found that due to a possible ambiguity in the specifications applicable to an alternative method for the reroofing project, acceptance of the low bid -- through no fault of the low bidder -- would not be advisable. All other bids substantially exceeded the project budget. Staff thus recommends that all bids be rejected at this time.

Staff has revised the specifications and project documents, identifying more clearly the preferred, approved method of completing the job, reducing the overall cost of this project. The Engineer's estimate for this project is now \$150,000. Assembly of the project documents has been completed and the Carithers Reroof Project PW16-06R1 must now go back out for construction bids to move into the construction phase of the project. Construction completion is still targeted for October 2016. The Director of Public Works recommends the Board approve the plans and specifications for this project, authorize the advertisement for sealed bids, and confirm the finding that the Project is categorically exempt from CEQA pursuant to Section 15301 (existing buildings) of the California Code of Regulations.

#### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan