



Folsom City Council Staff Report

MEETING DATE:	5/24/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10859 - A Resolution Authorizing the City Manager to Execute a Contract with MCM Roofing Inc. for the Folsom City Hall and Folsom Community Center Roof Repair Project
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 10859 – A Resolution Authorizing the City Manager to Execute a Contract with MCM Roofing Inc. for the Folsom City Hall and Folsom Community Center Roof Repair Project.

BACKGROUND / ISSUE

The City Hall and Community Center Buildings were built at their current location in 1991 and have served the community for 31 years. Over the past 10 years, several roof leaks have appeared during the winter months, despite minor repairs that have taken place in FY 2017-2018 and FY 2021-2022. Inspections of both buildings have revealed significant amounts of dry rot and damaged tiles. The project scope calls for repairs to be completed in all sections that were not in the scope of work for the previous repairs.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, Public Works projects costing \$62,657 or greater shall be competitively bid and contracted for by the City Council.

ANALYSIS

The Notice to Contractors for the City of Folsom City Hall and Community Center Roof Repair Project was published on April 13, 2022, with noticing to local and electronic bid boards and Builder’s Exchanges. A pre-bid meeting was held on April 26, 2022.

The Parks and Recreation Department received 2 bids on May 10, 2022:

	Contractor	Bid
1.	MCM Roofing Inc.	\$800,000.00
2.	Madsen Roofing & Waterproofing Inc.	\$1,071,809.00

The bid submitted by MCM Roofing Inc. in the amount of \$800,000.00 is the lowest responsible and responsive bid.

Staff is also requesting a 15% contingency of \$120,000 for unforeseen conditions. The true roof underlayment and support system conditions are not known at this time. In anticipation of conditions similar to other roof repairs, the bid documents included 15 separate bid items that comprise numerous details about the roofing system and repair project. By doing so, staff received unit prices for each item of work, allowing for the greatest possible cost control. If certain elements are in worse condition than anticipated, the unit prices will control the cost of repair, and the contractor will only be authorized to complete work that has been verified by staff. It is also possible that conditions are not as severe as anticipated. In this case, the unit bid prices will guide the execution of change order credits back to the city, lowering the cost of the project.

FINANCIAL IMPACT

Roofing repairs to City Hall were anticipated last year, and \$300,000 in American Rescue Plan Act (ARPA) funding was set aside in the FY 2021-22 budget for partial repairs to the City Hall roof. Additional ARPA funding in the amount of \$880,000 allocated for repairs to be completed in all areas not addressed in the 2018 and 2021 projects. Staff is recommending a fifteen percent (15%) construction contingency of \$120,000. The total project budget with contingency would be in the amount of \$920,000. All costs will be expensed in the General Fund (Fund 010) and will be allocated to ARPA funds.

Project Costs:

Total Base Bid	\$800,000
<u>Construction Contingency</u>	<u>\$120,000</u>
Total Project Cost	\$920,000

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the proposed project is Categorically Exempt per Article 19, 15300.1 – Relation to Ministerial Projects.

ATTACHMENT

1. Resolution No. 10859 – A Resolution Authorizing the City Manager to Execute a Contract with MCM Roofing Inc. for the Folsom City Hall and Folsom Community Center Roof Repair Project

Submitted,

Lorraine Poggione, Director
Parks & Recreation Department

RESOLUTION NO. 10859

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH MCM ROOFING COMPANY, INC. FOR THE FOLSOM CITY HALL AND FOLSOM COMMUNITY CENTER ROOF REPAIR PROJECT

WHEREAS, the City of Folsom staff validated the need to repair the roof of the Folsom City Hall and Community Center; and

WHEREAS, the City of Folsom City Hall and Community Center Roof Repair Project will not add any new or significant adverse impacts and is therefore exempt under Article 19 Section 1500.1 of the California Environmental Quality Act (CEQA); and

WHEREAS, the Parks and Recreation Department published a Notice to Contractors for bidding of the City of Folsom Community Center Repair Project on April 13, 2021; and

WHEREAS, bids were opened on May 10, 2022, and two responsive and responsible bids were received; and

WHEREAS, the lowest responsive bid of \$800,000 was received from MCM Roofing Company, Inc.; and

WHEREAS, the project will include a contingency of 15% or \$120,000 for unanticipated building roof and structural conditions; and

WHEREAS, there is sufficient funding budgeted and available in the Fiscal Year 2021-22 American Rescue Plan Act (ARPA) fund budget in the Facilities Division; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes:

1. The City Manager to execute a contract, in a form acceptable to the City Attorney, in the amount of \$800,000. with MCM Roofing Company, Inc. for the City of Folsom City Hall / Community Center Roof Repair Project.
2. The City Manager, or designee, to approve project change orders not-to-exceed \$120,000.00 for work associated with unanticipated building roof and structural conditions. The total project budget not to exceed \$920,000.

PASSED AND ADOPTED this 24th day of May 2022 by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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