



Folsom City Council Staff Report

MEETING DATE:	2/23/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10594 - Resolution Authorizing the City Manager to Execute a Contract with Madsen Roofing & Waterproofing Inc. for the Folsom Community Center Roof Repair Project
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 10594 – A Resolution Authorizing the City Manager to Execute a Contract with Madsen Roofing & Waterproofing Inc. for the Folsom Community Center Roof Repair Project.

BACKGROUND / ISSUE

The Community Center Building was built at its current location in 1991 and has served the community for almost 30 years. However, leaks in the roof appeared during the winter of FY 2018-2019 along the entry and west side of the building. The Community Center was built concurrently with the Police Department and City Hall, both having recently completed roof repair projects in FY 2017-2018 and FY 2018-2019, respectively. Those projects discovered the original configuration of the roof tile was allowing for weather damage to occur to the roof sheeting, causing leaks throughout the roof system. This project scope anticipates similar repair requirements to the southern and western sections of the Community Center roof, comprising of approximately 8,600 square feet.

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 Community Center Roof Repair Project was published on January 21, 2021 with noticing to local and electronic bid boards and Builder’s Exchanges. No pre-bid meeting was held.

The Parks and Recreation Department received four bids on February 3, 2021:

	Contractor	Bid
1.	Madsen Roofing & Waterproofing, Inc.	\$196,331.00
2.	DK Enterprises Inc. DBA Kings Roofing	\$218,370.00
3.	Best Contracting Services, Inc.	\$307,473.00
4.	MCM Roofing Company, Inc.	\$245,250.00

The bid submitted by Madsen Roofing & Waterproofing, Inc. in the amount of \$196,331.00 is the lowest responsible and responsive bid.

Staff is also requesting a 15% contingency of \$29,450 for unforeseen conditions. The true roof underlayment and support system conditions are not known at this time. In anticipation of conditions similar to the previous Police Department and City Hall roof repair, 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 firm 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 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

The repairs to the roof were anticipated last year and \$150,000 was included for replacement and repairs in the Fiscal Year 2020-21 Budget. While the bid price was in excess of what was budgeted, there are available funds in the amount of \$75,000 in the General Fund (Fund 010), Facilities Division . Staff is recommending a fifteen percent (15%) construction contingency of \$29,450. This exceeds the 10% construction contingency authorized in the Folsom Municipal Code but is highly recommended due to prior experiences with the other City roof repair projects. The total project budget with contingency would be in the amount of \$224,781.

Project costs:

Total Base Bid	196,331.00
<u>Construction Contingency</u>	<u>29,450.00</u>
Total Project Cost	\$224,781.00

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. 10594 - A Resolution Authorizing the City Manager to Execute a Contract with Madsen Roofing & Waterproofing, Inc. for the City of Folsom Community Center Roof Repair Project

Submitted,

Lorraine Poggione, Director
Parks & Recreation Department

RESOLUTION NO. 10594

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH MADSEN ROOFING & WATERPROOFING, INC. FOR THE CITY OF FOLSOM COMMUNITY CENTER ROOF REPAIR PROJECT

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

WHEREAS, the City of Folsom 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 January 21, 2021; and

WHEREAS, bids were opened on February 3, 2021, and four responsive and responsible bids were received; and

WHEREAS, the lowest responsive bid of \$196,331 was received from Madsen Roofing & Waterproofing, Inc.; and

WHEREAS, the project will include a contingency of 15% or \$29,450 for unanticipated building roof and structural conditions; and

WHEREAS, there is sufficient funding budgeted and available in the Fiscal Year 2020-21 General Fund (Fund 010) 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 \$196,331.00 with Madsen Roofing & Waterproofing, Inc. for the City of Folsom Community Center Roof Repair Project.
2. The City Manager, or designee, to approve project change orders not-to-exceed \$29,450.00 for work associated with unanticipated building roof and structural conditions.

PASSED AND ADOPTED this 23rd day of February 2021 by the following roll-call vote:

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

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK