



STAFF REPORT

Meeting Type: Board of Directors
Title: Award of Contract No. 2035 San Geronimo Treatment Plant Roof Replacement Project (D21034) to Best Contracting Services, Inc.
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: April 15, 2025

TYPE OF ITEM: X Action Information

RECOMMENDATION: Approve a resolution authorizing award of Contract No. 2035, San Geronimo Treatment Plant Roof Replacement Project, to Best Contracting Services, Inc. in the amount of \$1,495,740

SUMMARY: This item was reviewed by the District’s Planning Committee on February 13, 2025, and was referred to the Board for contract award. The San Geronimo Treatment Plant Roof Replacement Project (Project) will replace the existing leak prone roof membrane with a new Class A Fire Rated Thermoplastic Polyolefin (TPO) roofing membrane and add fall protection at the San Geronimo Treatment Plant in the unincorporated area of Woodacre.

DISCUSSION: The San Geronimo Treatment Plant Roof Replacement Project is a component of the District’s Capital Improvement Program. This project will replace the existing roof which is 21 years old and was last replaced in 2004. The TPO roof had an original fifteen-year (15) warranty and is past its useful life. See Attachment 2 for the map provided for this project.

This Project aims to address critical issues including leaks, fire protection and the presence of localized dry rot at the facility, all of which compromise the integrity of the structure. To address these concerns, the District has selected a Class A Fire Rated roofing TPO membrane, ensuring improved fire protection and long-term durability, including a twenty-five (25) year warranty. The roof will incorporate a cover board beneath the membrane, which will allow for potential future installation of solar panels. All new roofing materials will be installed on the existing fire proof concrete and metal roof deck. In addition to the necessary roof replacement, the project scope includes the installation of guardrails around the perimeter of the roof at the treatment plant and North Marin Line Pump Station. These guardrails will enhance safety by providing fall protection for personnel working in this area.

On April 3, 2025, the District opened two (2) bids for the San Geronimo Treatment Plant Roof Replacement Project, as shown in Table 1. Best Contracting Services, Inc. submitted the lowest

responsive and responsible bid in the amount of \$1,495,740. Therefore, staff recommends that the Board of Directors approve a resolution awarding Contract No. 2035 to Best Contracting Services, Inc. in the amount of \$1,495,740 and authorizing the General Manager to execute any necessary amendments to Contract No. 2035, which do not exceed \$225,000.

Table 1
Bid Results
San Geronimo Treatment Plant Roof Replacement Project

Bid Rank	Contractor Name	Bid Amount
1.	Best Contracting Services, Inc.	\$1,495,740
2.	Roofing Contractor Inc. dba Western Roofing Services	Non-Responsive

Engineer’s Estimate: \$1,500,000

Summaries of the estimated Project costs and schedule are provided below.

Budget:

Contract Amount:	\$1,495,740
Contingency (15%):	\$225,000
Professional Fees:	\$98,000
District Labor/Inspection:	\$125,000
Total Budget:	\$1,943,740
Budget Category:	A1A04

Project Implementation:

Project Advertisement:	February 18, 2025
Bid Opening:	April 3, 2025
Project Award:	April 15, 2025
Estimated Completion Date:	October 12, 2025
Duration:	180 days

ENVIRONMENTAL REVIEW: The Director of Engineering has determined that the Project is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(b), Existing Facilities and 15302(c), Replacement or Reconstruction. The project qualifies for exemptions pursuant to Section 15301(b) inasmuch as it is a repair and maintenance activity on an existing facility and 15302(c) inasmuch as it is the replacement of existing roof involving negligible or no expansion of capacity.

FISCAL IMPACT: The total cost to complete the San Geronimo Treatment Plant Roof Replacement Project is estimated at \$1,943,740.

ATTACHMENT(S):

1. Resolution
2. Site Map
3. Draft Notice of Exemption

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
------------------------	------------------	----------

Engineering



Alex Anaya
Engineering Director



Ben Horenstein
General Manager