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**COMMISSION**

AGENDA MEMORANDUM Item No. 8c

ACTION ITEM Date of Meeting July 26, 2022

DATE: June 16, 2022

TO: Stephen P. Metruck, Executive Director

FROM: Susie Archuleta, Sr. Real Estate Manager

Rod Jackson, Capital Project Manager

Melinda Miller, Director, Portfolio and Asset Management

SUBJECT: WTCW Roof Replacement – Irregular Bid (CIP #801104) (Short Form)

Amount of this request: \$220,000

Total estimated project cost: \$2,435,000

**ACTION REQUESTED**

Request Commission authorization for the Executive Director to award and execute a construction contract to the third low bidder for the WTCW Roof Replacement project due to an irregular bid outcome for the three bids submitted, and to increase the project budget in the amount of \$220,000 to fund the irregular bid outcome.

The amount of this request is \$220,000 for a total estimated project cost not to exceed \$2,435,000.

**SUMMARY**

This request is for authorization to proceed with awarding and executing a construction contract on an irregular bid as required by Resolution No. 3605 (as amended by Resolution No. 3628) Paragraph 4.2.3.4. Three bids were received in response to the construction advertisement. The first low bidder was deemed non-responsible. Additionally, the second low bid came in at 12.36% over the engineer's estimate, which qualifies the lowest responsible bid as irregular. The bid received was \$1,400,000 which is \$154,000 over the engineers estimate of \$1,246,000. The additional funds requested in this action will be used to cover the difference of the bid amount and to ensure funds are available for project contingency and taxes.

The recommendation is to accept the second highest bid. The bidder (Snyder Roofing of WA) is a certified Prime Contractor. Acceptance of this bid would meet the project goal of 5% WMBE participation.

The project scope has been value engineered during the planning and design process to balance the WTCW Roofing project needs for daily operation versus the longevity of the system. Rejecting

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this second higher bid would further delay the needed replacements and upgrades and will incur significant additional costs required to readvertise the project that may not result in additional bidders or in lower bids.

The World Trade Center West (WTCW) Building was built in 1998 and is 24 years old. Its existing 17,000sf ballasted gravel roof is original to the structure and is nearing the end of its service life. This project will extend the service life of existing WTCW roofing system via repair, overlay and replacement, based on recommendations contained in a third-party assessment study completed on January 9, 2019. Due to funding priorities over the past few years, this roof project was deferred but is now ready to move forward due to its critical need. The proposed project is intended to provide reuse of existing ballasted roofing, membrane, and insulation. The project includes installing additional insulation including another 80-mil membrane overlay while adding 11,000sf Green Roof Technology to the building's roof top. This will provide an energy efficient and sustainable replacement roof and will have a design service life of 30+ years.

This funding request will allow the construction phase to begin. The target date for completion is Q2/2023 with closeout scheduled for Q4/2023.

There are no attachments to this memo.

**PREVIOUS COMMISSION ACTIONS OR BRIEFINGS**

November 16, 2021 – Construction funding authorization

December 8, 2020 – Design funding authorization

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