



City Council Report

Date: April 16, 2018
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Fleet West Roof Repair
City Project No. CP0793
Council District 4

Purpose and Recommendation

The purpose of this report is to provide information to the Council concerning the results of the bids received for the Fleet West Roof Repair Project (See Exhibit "A" for the project location).

Staff recommends that Council award a contract for this project to the lowest responsible bidder, Paul R. Peterson Construction, in the amount of \$144,595.90, and authorize a change order allowance in the amount of \$14,460.00 (10%).

Background

The original roof was constructed in 1998 and has reached its life expectancy. The north-east portion of the roof has had several leaks that has corroded the structural metal roof deck significantly. The leaks have been attributed to age of the water proofing membrane and accentuated by water from the mechanical units' condensate lines draining on the roof, instead of to a drain. To correct past leaks, the roof has had multiple layers of waterproofing added over the last 15 years, over its code allowed maximum. Having multiple layers of roofing material has impacted the drainage of the roof causing water to pond in several other areas. Poor roof drainage has also been observed during rain events due to the rain gutter being plugged rendering it ineffective.

Discussion

The project scope is to remove the mechanical units from the north-east portion of the roof and remove the current water proofing and insulation exposing the metal deck. Once the deck is exposed, City staff will inspect and determine the limits of the metal deck that will need to be replaced. The identified areas will be removed and replaced. The entire roof will then be insulated and waterproofed. New mechanical units with drain lines will then be installed. Once underway, construction of this project is anticipated to last no more than 3 months.

Alternatives

An alternative to this project would be to not construct these improvements. This is not recommended because the roof will continue to degrade and runs a safety risk to the occupants.

Fiscal Impact

The total authorized amount recommended for this project is \$159,055.90, based upon the lowest responsible bid of \$144,595.90, plus an additional \$14,460.00 (10%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by Fleet Internal Services.

Coordinated With

The Parks, Recreation, and Community Facilities Department concurs with this recommendation.

CITY OF MESA
MESA, ARIZONA

Fleet West Roof Repairs

PROJECT NO. CP0793

Tabulation of Bids Received, Thursday, March 8, 2018, at 2:30PM

ENGINEER'S ESTIMATE	\$256,765.00
1. Paul R. Peterson Construction	\$144,595.90
2. Builders Guild Inc.	\$171,870.00