

DATE: February 12, 2019

SUBJECT:

..Title

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARDING CONTRACT NO. 2018-10 TO CHAMBERS INC. IN THE AMOUNT OF \$1,598,963 FOR THE ROOF REPLACEMENT AT TAMT WAREHOUSE B PROJECT AS AUTHORIZED BY THE BOARD IN THE FY2018/19 MAJOR MAINTENANCE BUDGET

..Body

EXECUTIVE SUMMARY:

This action will adopt the plans and specifications and authorize the award of a major maintenance construction contract to replace the existing roof system at warehouse B of the Tenth Avenue Marine Terminal (TAMT).

The plans and specifications define the contract work including removal of the existing multiple ply build-up roof system and installation of a new lighter and durable single ply Thermoplastic Polyolefin (TPO) membrane roof system for the future solar system installation as part of the Microgrid project grant.

The contract documents were advertised on December 10, 2018. On January 23, 2019, 12 bids were received. The responsive bids are listed in Attachment A. The lowest bid submitted by Chambers Inc. in the amount of \$1,598,963 is considered responsive and responsible. Staff recommends that the Board award the Contract to this bidder.

RECOMMENDATION:

..Recommendation

Adopt a resolution approving plans and specifications and awarding Contract No. 2018-10 to Chambers Inc. for the construction of the major maintenance project, Roof Replacement at TAMT Warehouse B in the amount of \$1,598,963.

..Body

FISCAL IMPACT:

Approval of this agenda item will authorize the construction contract expenditure of \$1,598,963. This multi-year project was approved in the FY 2019 Major Maintenance-Capital Program. Staff anticipates expenditures of \$750,000 for the current fiscal year. Additional funds will be requested in FY19/20 Major Maintenance Program-Capital budget to continue the project. If the expenditures are not budgeted in FY 19/20, the contract would have to be terminated by the District.

COMPASS STRATEGIC GOALS:

Award of this construction contract will implement the Major Maintenance Program, approved by the Board to be in alignment with the District's vision, mission and Strategic Goals:

- A thriving and modern maritime seaport.

DISCUSSION:

The goal of this project is to replace the existing asphalt roof of Warehouse B relocated inside the Tenth Avenue Marine Terminal (TAMT). The building serves as a storage facility for dry and food products delivered from San Diego County. The building is used for holding perishable goods. All areas of building are refrigerated, however, Areas 5 and 6, the southern portion of the building, are not currently being used by the operator. The existing roof system consists of a built-up, multiple ply over a gypsum concrete substrate, supported by structural tees spanning between metal trusses. Areas 1 to 4 and Areas 5 and 6 were re-roofed in 1992 and 1996 respectively. In order to install the future solar system for energy savings as part of the Microgrid grant, the existing roof system needs to be replaced with a lighter and durable single ply TPO membrane roof system. The new TPO roof system will have a manufacturer's 20-year no dollar limit (NDL) roofing system guarantee.

The work includes removal and disposal of existing 287,475 square feet roof and roof accessories (gutters, downspouts, flashing, etc.) associated with the existing roofing system, repair of existing gypsum roof deck, installation of 302,975 square feet TPO membrane roofing (includes material wrapped around roof appurtenances for waterproofing), removal and replacement of gutters, downspouts and guy-wire system, and other incidental items of work. The construction work will be coordinated with marine operations to minimize disruption to the tenant's activities.

Bid Process:

Construction bid documents, including plans and specifications for Contract No. 2018-10 (Drawing No. TA-2018-02, Project No. MC-0056-01) were advertised on December 10, 2018. Twelve bids were received on the bid opening date – January 23, 2019. The bid amounts received are shown in the table below.

Company	Total Bid	Location
Chambers Inc., DBA Roof Construction	\$1,598,963.00	Escondido, CA
Good-Men Roofing & Construction, Inc.	\$1,701,204.16	San Diego, CA
Sylvester Roofing Company, Inc.	\$1,915,625.00	Escondido, CA
Anning Johnson Company	\$1,922,485.00	City of Industry, CA
R&R Roofing & Waterproofing, Inc.	\$1,923,502.39	Menifee, CA
Commercial & Industrial Roofing	\$2,292,848.50	Spring Valley, CA
A Good Roofer, Inc.	\$2,310,322.50	Lakeside, CA
Brazos Urethane, Inc.	\$2,362,634.25	Madera, CA
Eberhard Benton Roofing	\$2,498,999.50	San Diego, CA
Commercial Waterproofing Systems DBA ERC Roofing	\$2,561,642.75	Santa Ana, CA
Exbon Development, Inc.	\$4,041,169.50	Garden Grove, CA
Best Contracting Services, Inc.	\$534,407,485,000.00	Gardena, CA

** The bid received from Best Contracting Services, Inc. contained entry errors which resulted in an error in their total bid.*

The lowest responsive and responsible bid was received from Chambers Inc. in the total bid amount of \$1,598,963. The engineers' construction cost estimate was \$2,685,700.

Upon Board authorization, construction is expected to commence in late March 2019 and will be completed by December 2019.

Staff recommends that the Board approves the plans and specifications and awards Contract No. 2018-10, Roof Replacement at TAMT Warehouse B, San Diego, California to Chambers Inc. in the amount of \$1,598,963.

General Counsel's Comments:

The Office of the General Counsel has reviewed the issues set forth in this agenda and found no legal concerns as presented, and has reviewed and approved the District's standard construction contract.

Environmental Review:

The proposed Board direction or action, including without limitation, a resolution approving plans and specifications and awarding a contract for the roof replacement at TAMT warehouse B is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) and Sections 3.a. (1) and 3.b. (2) of the District's *Guidelines for Compliance with CEQA* because the project in question would involve no expansion of use beyond that previously existing and would have substantially the same purpose and capacity as the structure being replaced. A CEQA Exemption was previously issued for this project on March 13, 2018. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). Pursuant to Section 15378(c) of the State CEQA Guidelines, the term "project" refers to the activity being approved, which may be subject to several discretionary approvals of governmental agencies and does not mean each separate governmental approval. No further action under CEQA is required.

In addition, the proposed Board action complies with Section 87 of the Port Act, which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Board action is consistent with the Public Trust Doctrine.

Finally, the proposed Board action is considered "excluded development" pursuant to Sections 8.a. (12) (Existing Facilities) and 8.b. of the District's Coastal Development

Permit Regulations because the project in question would involve no expansion of use beyond that previously existing and would have substantially the same purpose and capacity as the structure being replaced. A “Coastal Act Categorical Determination of Exclusion” was previously issued for this project on March 13, 2018; therefore, issuance of a Coastal Development Permit or subsequent Exclusion is not required for the proposed Board action.

Equal Opportunity Program:

Due to limited known sub opportunities, no SBE goal was established for this opportunity.

PREPARED BY:

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Attachment:

Attachment A: Tabulation of Bids