



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1516-67

File ID: K-1516-67

Type: Contract

Status: Agenda Ready

Version: 1

Reference: Item 10

In Control: City Council

Department: City Clerk Department

Cost: \$531,586.00

File Created: 12/09/2015

File Name: FYE 2016 Roof Replacement Project

Final Action:

Title: CONSIDERATION OF BID 1516-23, CONTRACT K-1516-67 WITH STANDARD ROOFING COMPANY, INC., IN THE AMOUNT OF \$531,586; PERFORMANCE BOND B-1516-21; STATUTORY BOND B-1516-22; AND MAINTENANCE BOND MB-1516-16 FOR THE FYE 2016 ROOF REPLACEMENT PROJECTS FOR WESTWOOD CLUB HOUSE, SANTA FE DEPOT (TILE ROOF) AND REHABILITATION OF THE NORMAN INVESTIGATIONS CENTER AND ADOPTION OF PROJECT AGENT RESOLUTION R-1516-72.

Notes: ACTION NEEDED: Motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$531,586 to Standard Roofing Company, Inc., as the lowest and best bidder meeting specifications; approve Contract K-1516-67 and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds, and adopt Resolution R-1516-72.

ACTION TAKEN: _____

Agenda Date: 12/22/2015

Agenda Number: 10

Attachments: Bid Tab, K-1516-67, Perf B-1516-21, Stat B-1516-22, MB-1516-16, R-1516-72

Project Manager: Matthew Smith, Facility Maintenance Supt

Entered by: brenda.hall@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File K-1516-67

Body

BACKGROUND: The fiscal year 2015-2016 (FYE 2016) Capital Budget included funds for the replacement of roofs on the Westwood Club House, the Santa Fe Depot and rehabilitation of the roof at the Norman Investigations Center. The roof replacement program is an ongoing capital improvement program that began in FYE 2009 to address deferred maintenance needs of City facilities. Since that time, 33 roofs have been replaced at a cost of \$4,588,614.

DISCUSSION: This contract includes replacement of the roofs on the Westwood Club House, the Santa Fe Depot (tile roof) and rehabilitation of the roof at the Norman Investigations Center.

Westwood Club House - \$232,854

The project scope includes removal of the existing 8,800 square foot membrane roofing system down to the wood deck, and replacing it with a three-ply flood coat and gravel roofing system. The existing facility is experiencing multiple roof leaks due to rain events. The cold process built up asphalt roofs at Westwood Club House will include a 20-year manufacturer's warranty on materials and two years on labor. The manufacturer will inspect and provide written executive summaries in years two, five, ten, fifteen, and twenty.

Santa Fe Depot (tile roof) - \$65,877

The project scope includes removal of the existing 2300 square foot tile roofing system down to the wood deck and replacing it with an underlayment system with the existing tiles being restored to the building along with replacement of any broken tiles with like material. The existing roof deck and rafters in portions of the building have significant deterioration due to water damage and will be replaced on an as needed basis. A one year labor and 5 year material warranty is included with this portion of the contract.

Norman Investigations Center - \$232,855

The project scope includes re-coating of the existing 20,400 square foot flat portion of this building's roofing system. The flat roof portions of the roof have started to leak because the granulated surface is starting to come off creating failure. Emergency repair was completed around the skylights only after the May 2015 flooding event, but the remaining rehabilitation is still needed before the roofing system fails. This should add at least 15 years to the life of this roof. The Norman Investigations Center will have a new 15 year manufacturer's warranty on the re-coating system. The manufacturer will inspect and provide written executive summaries in years two, five, ten, and fifteen.

Bid packets were mailed to six contractors as well as solicited through a legal notice published in the Norman Transcript. The contractors attended mandatory site visits on November 10, 2015, and bids were opened on November 19, 2015. Four bids were received ranging from \$331,671 to \$696,100. The low bid of \$331,671 did not meet specifications and the next lowest bid of \$531,586, from Standard Roofing Company, Inc., in Oklahoma City, meets all specifications. If awarded this contract, Standard Roofing will begin the series of roofs in January 2016, and be completed by the end of June 2016. No interruption of City services is anticipated during the projects.

The Capital Budget, Building Roofs, Construction (account 050-9540-419.61-01; project EF1002) includes \$550,000 for the replacement of the Westwood Club House, Santa Fe Depot, and renovation of the Norman Investigations Center roof.

STAFF RECOMMENDATION: Staff recommends three bids submitted under Bid No. 1516-23 be accepted, Contract K-1516-67 with Standard Roofing Company, Inc., in the amount of \$531,586 and the subsequent performance, statutory, and maintenance bonds be approved, and Project Agent Resolution R-1516-72 granting tax-exempt status to Standard Roofing Company, Inc., be adopted.