



● **Board of Directors**  
***Engineering, Operations, and Technology Committee***

7/11/2023 Board Meeting

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7-3

**Subject**

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Award a \$452,886 contract to Best Contracting Services Inc. for replacement of the administration and warehouse building roofs at the Lake Mathews site; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

**Executive Summary**

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Metropolitan regularly maintains and repairs the roofs at its facilities to ensure that the buildings' interior workspaces remain in safe conditions during inclement weather and are suitable for their intended functions. The administration and warehouse buildings at the Lake Mathews Reservoir site have been in operation since the 1970s, and the original metal roofing system at each of these buildings has deteriorated and needs to be replaced. This action awards a construction contract to replace the existing roofing systems of the administration and warehouse buildings at the Lake Mathews site.

**Details**

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**Background**

The Lake Mathews site serves as the central location for Metropolitan force construction staff, equipment, and supplies. These resources provide construction and maintenance capabilities for projects requiring rapid response or specialized expertise throughout Metropolitan's service area. Several buildings support these efforts. The administration building provides essential offices, breakroom, and restrooms, while the warehouse building provides central storage of materials and equipment to support Metropolitan's construction activities. The current administration and warehouse buildings have been in operation since the 1970s. The existing metal roofing systems, installed on each building at the time of their original construction, have exceeded their service life and show significant signs of deterioration and leakage. Staff regularly makes repairs to the roofs of each building following weather events. Staff recommends replacement of the roofs on these two buildings.

Final design to replace both building roofing systems is now complete, and staff recommends moving forward with award of a construction contract at this time.

**Budget Impact**

In accordance with the April 2022 action on the biennial budget for fiscal years 2022/23 and 2023/24, the General Manager authorized staff to proceed with the roof replacement of the administration and warehouse buildings at the Lake Mathews Reservoir site, pending board award of the construction contract described below. Based on the current Capital Investment Plan (CIP) expenditure forecast, funds for the work to be performed pursuant to this action during the current biennium are available within the CIP Appropriation for Fiscal Years 2022/23 and 2023/24 (Appropriation No. 15525). This project anticipates an expenditure of \$770,000 in capital funds. All expenditures will be incurred in the current biennium and have been previously authorized. This project has been reviewed in accordance with Metropolitan's CIP prioritization criteria and was approved by Metropolitan's CIP Evaluation Team to be included in the System Reliability Program.

**Lake Mathews Administration and Warehouse Building Roof Replacement – Construction**

The scope of the construction contract consists of the replacement of approximately 8,000 square feet of roofing material on the administration and warehouse buildings combined. The work includes removing the existing

metal roofing system, installing a new metal roofing system, and replacing ventilators. Metropolitan staff will relocate roof-mounted equipment and provide support during construction.

A total of \$770,000 has been budgeted for this work. In addition to the amount of the contract described below, other funds to be allocated include \$64,000 for construction inspection; \$50,000 for Metropolitan construction activities as described above; \$63,000 for submittals review, technical support during construction, responding to requests for information, and preparation of record drawings; \$71,000 for contract administration, environmental monitoring, and project management; and \$69,114 for the remaining budget.

**Attachment 1** provides the allocation of the required funds. The total estimated cost of the Administration and Warehouse Building Roof Replacement project, including the amount allocated to date and funds allocated for the work described in this action, is \$1,010,000.

#### ***Award of Construction Contract (Best Contracting Services Inc.)***

Specification No. 2051 to replace the administration and warehouse building roofing systems at Lake Mathews was advertised for bids on May 5, 2023. As shown in **Attachment 2**, three bids were received and opened on June 8, 2023. The low bid from Best Contracting Services Inc. in the amount of \$452,886 complies with the requirements of the specifications. The other two bids were \$510,000 and \$883,000, while the engineer's estimate for this project was \$450,000. For this contract, Metropolitan established a Small Business Enterprise participation level of at least 25 percent of the bid amount. Best Contracting Services Inc. has agreed to meet this level of participation. The subcontractors for this contract are listed in **Attachment 3**.

This action awards a \$452,886 contract to Best Contracting Services Inc. to replace the roofing systems on the administration and warehouse buildings at the Lake Mathews Reservoir site. As described above, Metropolitan staff will perform construction management and inspection. Engineering Services' performance metric target range for construction management and inspection of projects with construction less than \$3 million is 12 to 15 percent. For this project, the performance metric goal for inspection is 12.7 percent of the total construction cost (\$502,886), which includes the construction contract (\$452,886) and Metropolitan construction (\$50,000).

#### **Alternatives Considered**

Staff considered continuing to make temporary repairs to portions of the roofs where leakage was observed. However, past repairs have not prevented the development of new leaks in subsequent rainy seasons. The recurrence of leaks is an indication that the nearly 50-year-old roof systems are beyond their service life. The current approach replaces the entire roof systems in order to maintain long-term operational reliability and provide the best value to Metropolitan.

#### **Summary**

This action awards a \$452,886 contract to Best Contracting Services Inc. to replace the roofing systems of the administration and warehouse buildings at the Lake Mathews Reservoir site. See **Attachment 1** for the Allocation of Funds, **Attachment 2** for the Abstract of Bids, **Attachment 3** for the listing of Subcontractors for Low Bidder, and **Attachment 4** for the Location Map.

#### ***Project Milestone***

March 2024 – Completion of construction

#### **Policy**

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Metropolitan Water District Administrative Code Section 8121: General Authority of the General Manager to Enter Contracts

Metropolitan Water District Administrative Code Section 8140: Competitive Procurement

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

By Minute Item 52778, dated April 12, 2022, the Board appropriated a total of \$600 million for projects identified in the Capital Investment Plan for Fiscal Years 2022/23 and 2023/24.

## California Environmental Quality Act (CEQA)

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### CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action involves repair, maintenance, permitting, leasing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, or replacement or reconstruction of existing structures and facilities that will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structures replaced. Accordingly, the proposed action qualifies for Class 1 and Class 2 (Sections 15301 and 15302 of the State CEQA Guidelines).

### CEQA determination for Option #2:

None required

## Board Options

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### Option #1

Award a \$452,886 contract to Best Contracting Services Inc. to replace the roofs of the administration and warehouse buildings at the Lake Mathews site.

**Fiscal Impact:** Expenditure of \$770,000 in capital funds. All expenditures will be incurred in the current biennium and have been previously authorized.

**Business Analysis:** This option will protect Metropolitan's assets and sustain the operations of Lake Mathews site facilities.

### Option #2

Do not proceed with the project at this time.

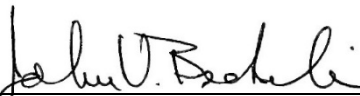

**Fiscal Impact:** None

**Business Analysis:** Under this option, staff would continue with temporary localized repairs to the existing roof and interior damage as needed prior and subsequent to inclement weather events, which may lead to increased annual repair costs.

## Staff Recommendation

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Option #1

	6/16/2023
_____ John V. Bednarski Manager/Chief Engineer Engineering Services	Date
	6/27/2023
_____ Adel Hagekhalil General Manager	Date

**Attachment 1 – Allocation of Funds**

**Attachment 2 – Abstract of Bids**

**Attachment 3 – Subcontractors for Low Bidder**

**Attachment 4 – Location Map**

Ref# es12695334

### Allocation of Funds for Lake Mathews Administration and Warehouse Building Roof Replacement

	<b>Current Board Action (July 2023)</b>
Labor	
Studies & Investigations	\$ -
Final Design	-
Owner Costs (Program mgmt., envir. monitoring)	71,000
Submittals Review & Record Drwgs.	63,000
Construction Inspection & Support	64,000
Metropolitan Force Construction	50,000
Materials & Supplies	-
Incidental Expenses	-
Professional/Technical Services	-
Right-of-Way	-
Equipment Use	-
Contracts	-
Best Contracting Services Inc.	452,886
Remaining Budget	69,114
<b>Total</b>	<b>\$ 770,000</b>

The total amount expended to date for the roof replacements of the administration and warehouse buildings at the Lake Mathews site is approximately \$240,000. The total estimated cost to complete the roof replacements, including the amount appropriated to date and funds allocated for the work described in this action, is \$1,010,000.

**The Metropolitan Water District of Southern California**

**Abstract of Bids Received on June 8, 2023, at 2:00 P.M.**

**Specifications No. 2051**

**Lake Mathews Administration and Warehouse Roof Replacement**

The scope of work consists of replacing approximately 8,000 square feet of roofing material on the Lake Mathews administration and warehouse buildings, which includes removal of the existing metal roofing system and installation of a new metal roofing system, insulation, and ventilators.

Engineer's estimate: \$450,000

<b>Bidder and Location</b>	<b>Total</b>	<b>SBE \$</b>	<b>SBE %</b>	<b>Met SBE<sup>1</sup></b>
<b>Best Contracting Services Inc. Gardena, CA</b>	<b>\$452,886</b>	<b>\$119,222</b>	<b>26.3%</b>	<b>Yes</b>
AME Builders Inc. Pomona, CA	\$510,100	-	-	-
Facility Builders & Erectors Inc. Anaheim, CA	\$883,476	-	-	-

<sup>1</sup> Small Business Enterprise (SBE) participation level established at 25% for this contract.

**The Metropolitan Water District of Southern California**  
**Subcontractors for Low Bidder**  
**Specifications No. 2051**  
**Lake Mathews Administration and Warehouse Building Roof Replacement**

Low bidder: Best Contracting Services Inc.

<b>Subcontractor</b>	<b>Service Category; Specialty</b>
Klondike Roof Construction Service Ontario, CA	Demolition/Abatement
G & C Equipment Corporation Gardena, CA	Roofing Material Supplier

# Distribution System

