



Engineering & Operations Committee

Mills Maintenance Building Roof Replacement

Item 7-3

September 12, 2022

Mills
Maintenance Building
Roof Replacement

Current Action

- Award a \$287,824 contract to Bishop, Inc. for replacement of the maintenance building roof at the Henry J. Mills Water Treatment Plant

Location Map – Mills Plant



Background

- Houses O&M technicians, maintenance staff & inventory coordinators

- Tar & gravel roof nearly 30 years old
- Roof deterioration & leakage observed
- Damage to interior of building following rain events



Damage to Drywall & Ceiling Tiles Due to Leakage



Intermediate Area of Roof

Area of Significant Pooling

Mills
Maintenance Building
Roof Replacement

Alternatives Considered

- Perform localized roof repairs when leakage occurs
 - Past repairs have not prevented new leaks in subsequent inclement weather events
- Selected alternative
 - Replace the entire roof to maintain long-term operational reliability

Scope of Work

- Contractor
 - Remove approximately 10,000 sq. ft. of existing tar & gravel roofing system
 - Install new single-ply roofing system
 - Remove & replace skylight
- Metropolitan
 - Relocate roof-mounted equipment
 - Relocate duct work & supports
 - Replace deteriorating equipment platforms & penetration covers



Bid Results

Specifications No. M-3055

Bids Received	August 4, 2022
No. of Bidders	6
Lowest Responsible Bidder	Bishop, Inc.
Low Bid	\$287,824
Range of Other Bids	\$349,000 to \$451,000
Engineer's Estimate	\$334,000
SBE Participation*	100%

*SBE (Small Business Enterprise) participation level set at 25%

Allocation of Funds

Mills Maintenance Building Roof Replacement

Metropolitan Labor

Program mgmt., contract admin. & envir. support \$ 52,000

Construction Inspection 56,600

Submittal review, technical support & record drwgs. 55,000

Force construction 147,000

Materials & Incidentals 30,000

Contract

Bishop, Inc. 287,824

Remaining Budget 91,576

Total \$720,000

Project Schedule



Board Options

- Option #1
Award a \$287,824 contract to Bishop, Inc. for replacement of the maintenance building roof at the Mills plant.
- Option #2
Do not proceed with the project at this time.

Staff Recommendation

- Option #1

