



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

9/13/2022 Board Meeting

7-3

Subject

Award a \$287,824 contract to Bishop, Inc. for replacement of the maintenance building roof at the Henry J. Mills Water Treatment Plant; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

Metropolitan has an ongoing program to provide timely roof maintenance and repairs at its facilities. The maintenance building at the Henry J. Mills Water Treatment Plant (Mills plant) was placed into operation in 1993. The building's roofing system has deteriorated and needs to be replaced to ensure that the building's interior workspace remains safe during inclement weather conditions and is suitable for its intended functions. This action awards a construction contract to replace the existing roof of the maintenance building at the Mills plant.

Details

Background

The Mills plant commenced service in 1978 and is currently rated to treat 220 million gallons per day. The plant treats water from the East Branch of the State Water Project (SWP) and delivers treated water to two member agencies in Riverside County. The facility is located in the city of Riverside.

The maintenance building at the Mills plant has been in operation since 1993. The building provides essential offices, a breakroom, restrooms, and shop space to operations and maintenance (O&M) technicians, facilities maintenance staff, and inventory coordinators. The building's original tar and gravel roofing system has exceeded its 25-year life expectancy. Over the last several years, the building's roof has shown significant signs of deterioration and leakage, requiring localized repairs following weather events.

Final design is now complete, and staff recommends moving forward with award of a construction contract to replace the Mills maintenance building roof at this time.

In accordance with the April 2022 action on the biennial budget for Fiscal Years 2022/23 and 2023/24, the General Manager will authorize staff to proceed with the Maintenance Building roof replacement at the Mills plant, pending board award of the 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. 15519). 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.

Mills Maintenance Building Roof Replacement – Construction

The scope of the construction contract work consists of the replacement of approximately 10,000 square feet of roofing material on the maintenance building at the Mills plant, which includes removing the existing tar and gravel roofing system and installing a new single-ply roofing system. Metropolitan forces will relocate roof-mounted equipment, relocate ductwork and supports, and replace deteriorating equipment platforms and penetration covers.

A total of \$720,000 has been budgeted for this work. In addition to the amount of the contract described below, other funds to be allocated include \$56,600 for construction inspection; \$177,000 for Metropolitan force activities as described above; \$55,000 for submittals review, technical support during construction, responding to requests for information, and preparation of record drawings; \$52,000 for contract administration, environmental monitoring, and project management; and \$91,576 for the remaining budget.

Attachment 1 provides the allocation of the required funds. The total estimated cost of the Mills Maintenance Building Roof Replacement project, including the amount allocated to date and funds allocated for the work described in this action, is approximately \$720,000.

Award of Construction Contract (Bishop, Inc.)

Specification No. M-3055 to replace the maintenance building roofing system at the Mills plant was advertised for bids on June 22, 2022. As shown in **Attachment 2**, six bids were received and opened on August 4, 2022. The low bid from Bishop, Inc. in the amount of \$287,824 complies with the requirements of the specifications. The other bids ranged from approximately \$349,000 to \$451,000, while the engineer's estimate for this project was \$334,000. For this contract, Metropolitan established a Small Business Enterprise (SBE) participation level of at least 25 percent of the bid amount. Bishop, Inc. is an SBE firm, and thus achieves 100 percent participation. This action awards a \$287,824 contract to Bishop, Inc. for the Mills maintenance building roof replacement project.

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 12.2 percent of the total construction cost (\$464,824), which includes the construction contract (\$287,824) and Metropolitan force construction (\$177,000).

Alternatives Considered

Staff considered continuing with temporary localized repairs for portions of the roof where leakage has been observed. However, past repairs have not prevented the development of new leaks in subsequent rainy seasons. Continued deterioration of the roof may lead to damage of electronic equipment within the building as well as presenting a safety hazard for staff. The recurrence of leaks is an indication that the nearly 30-year-old roof has exceeded its service life and needs to be replaced. The current approach replaces the entire roof in order to maintain long-term operational reliability and provide the best value to Metropolitan.

Summary

This action awards a \$287,824 contract to Bishop, Inc. for the Mills Maintenance Building Roof Replacement project. See **Attachment 1** for the Allocation of Funds, **Attachment 2** for the Abstract of Bids, and **Attachment 3** for the Location Map.

Project Milestone

July 2023 – Completion of construction

Policy

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 21997, dated April 11, 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)

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

Option #1

Award a \$287,824 contract to Bishop, Inc. for replacement of the maintenance building roof at the Mills plant.

Fiscal Impact: Expenditure of \$720,000 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 operation of the Mills plant.

Option #2

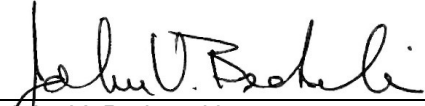
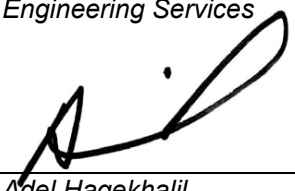
Do not proceed with the project at this time.

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

Option #1

 _____ John V. Bednarski Manager/Chief Engineer Engineering Services	8/18/2022 _____ Date
 _____ Adel Hagekhalil General Manager	8/25/2022 _____ Date

Attachment 1 – Allocation of Funds

Attachment 2 – Abstract of Bids

Attachment 3 – Location Map

Ref# es12683051

Allocation of Funds for Mills Maintenance Building Roof Replacement

	Current Board Action (Sept. 2022)
Labor	
Studies & Investigations	\$ -
Final Design	-
Owner Costs (Program mgmt., envir. monitoring)	52,000
Submittals Review & Record Drwgs.	55,000
Construction Inspection & Support	56,600
Metropolitan Force Construction	147,000
Materials & Supplies	20,000
Incidental Expenses	10,000
Professional/Technical Services	-
Right-of-Way	-
Equipment Use	-
Contracts	-
Bishop, Inc.	287,824
Remaining Budget	91,576
Total	\$ 720,000

The total amount expended to date replace the replacement of the roof at the Mills plant maintenance building is approximately \$108,000. The total estimated cost to complete the project including the amount appropriated to date, and funds allocated for the work described in this action is \$828,000.

The Metropolitan Water District of Southern California**Abstract of Bids Received on August 4, 2022, at 2:00 P.M.****Specifications No. M-3055
Mills Maintenance Building Roof Replacement**

The work consists of removal of existing roofing materials and placement of a new single-ply membrane roofing system.

Engineer's estimate: \$334,000

Bidder and Location	Total	SBE \$	SBE %	Met SBE¹
Bishop, Inc Orange, CA	\$287,824	\$287,824	100%	Yes
Danny Letner Orange, CA	\$349,000	-	-	-
Rite-Way Roof Corporation Fontana, CA	\$365,855	-	-	-
Commercial Roofing Systems, Inc. Arcadia, CA	\$369,920	-	-	-
Best Contracting Services, Inc. Gardena, CA	\$397,666	-	-	-
AME Builders, Inc. Pomona, CA	\$451,000	-	-	-

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

