



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

Distribution System



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



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
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Construction Inspection	56,600
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Submittal review, technical support & record drwgs.	55,000
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Force construction	147,000
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Materials & Incidentals	30,000
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Contract

Bishop, Inc.	287,824
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Remaining Budget	91,576
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Total	\$720,000
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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

