



- Board of Directors
Engineering and Operations Committee

10/12/2021 Board Meeting

7-4

Subject

Award a \$282,390 contract to AME Builders, Inc. for replacement of the roof on the Vehicle Maintenance and Warehouse Building at the Jensen Water Treatment Plant; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

The Vehicle Maintenance and Warehouse Building at the Joseph Jensen Water Treatment Plant (Jensen plant) was constructed in 1999. The building roof has deteriorated over time and needs to be replaced. This action awards a construction contract to replace the roof on the Vehicle Maintenance and Warehouse Building at the Jensen plant.

Details

Background

The Jensen plant was placed into service in 1972 with an initial capacity of 400 million gallons per day (mgd) and was expanded to its current capacity of 750 mgd in the 1990s. Located in Granada Hills, the Jensen plant treats water from the West Branch of the State Water Project and delivers it to Metropolitan's Central Pool and to exclusive service areas on the west side of the distribution system.

The Vehicle Maintenance and Warehouse Building was placed into operation in 1999 and serves dual purposes. The warehouse portion stores stock supplies for operations and maintenance work and personal protective equipment for employees. The vehicle maintenance part of the building is utilized to service fleet vehicles. The building roof has reached the end of its service life and has leaked at several locations during the last several winter seasons. Leaks may cause damage to equipment and material stored in the warehouse. Staff has been required to implement temporary measures to protect the contents of both buildings when it rains.

In accordance with the April 2020 action on the biennial budget for Fiscal Years 2020/21 and 2021/22, the General Manager will authorize staff to proceed with replacement of the roof on the Vehicle Maintenance and Warehouse Building, pending board award of the contract described below. Based on the current CIP expenditure forecast, funds for the work to be performed, pursuant to this action during the current biennium, are available within the Capital Investment Plan Appropriation for Fiscal Years 2020/21 and 2021/22 (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.

Vehicle Maintenance and Warehouse Building Roof Replacement – Construction

The scope of the construction contract work consists of the replacement of approximately 14,000 square feet of roofing material on the building, which includes removing the existing asphalt roofing system and installing a new single-ply roofing system. Metropolitan forces will conduct temporary relocations of the heating, ventilation and air-conditioning conduits and piping on the roof, replace damaged insulation and ceiling tile, and repaint water-damaged walls inside the building.

A total of \$460,000 has been budgeted for this work. In addition to the amount of the contract described below, other funds to be allocated include \$40,000 for construction inspection; \$32,000 for Metropolitan force activities

as described above; \$25,000 for submittals review, technical support during construction, responding to requests for information, and preparation of record drawings; \$50,000 for contract administration and project management; and \$30,610 for the remaining budget.

Attachment 1 provides the allocation of the required funds. The total estimated cost of the Vehicle Maintenance and Warehouse Building Roof Replacement, including the amount allocated to date and funds allocated for the work described in this action, is approximately \$585,000. Approximately \$125,000 has been expended on this project to date.

Award of Construction Contract (AME Builders, Inc.)

Specification No. M-3050 to replace the Vehicle Maintenance and Warehouse Building roof at the Jensen plant was advertised for bids on July 27, 2021. As shown in **Attachment 2**, nine bids were received and opened on August 26, 2021. The low bid from AME Builders, Inc. in the amount of \$282,390 complies with the requirements of the specifications. The other bids ranged from \$294,700 to \$397,810, while the engineer's estimate for this project was \$375,000. For this contract, Metropolitan established a Small Business Enterprise (SBE) participation level of at least 25 percent of the bid amount. AME Builders, Inc. is an SBE firm and thus achieves 100 percent SBE participation.

This action awards a \$282,390 contract to AME Builders, Inc. for the roof replacement of the Vehicle Maintenance and Warehouse Building. As described above, Metropolitan staff will perform construction management and inspection. Engineering Services' performance metric target range for inspection of projects with construction less than \$3 million is 15 percent. For this project, the performance metric goal for inspection is 12.7 percent of the total construction cost, which includes the construction contract (\$282,390) and Metropolitan force construction (\$32,000).

Alternative Considered

Early in the design process, staff considered continuing to repair portions of the roof 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 20-year old roof is nearing the end of its service life. The selected alternative replaces the entire roof in order to maintain long-term operational reliability and provide the best value to Metropolitan.

Summary

This action awards a \$282,390 contract to AME Builders, Inc. for the replacement of the Vehicle Maintenance and Warehouse Building roof at the Jensen plant. See **Attachment 1** for the Allocation of Funds, **Attachment 2** for the Abstract of Bids, and **Attachment 3** for the Location Map.

Project Milestone

April 2022 – 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 51963, dated April 13, 2020, the Board appropriated a total of \$500 million for projects identified in the Capital Investment Plan for Fiscal Years 2020/21 and 2021/22.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action involves operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use and no possibility of significantly impacting the physical environment. In addition, the proposed action includes the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and as the structure replaced and will have the same purpose and capacity as the structure replaced. Accordingly, the proposed action qualifies under Class 1 and Class 2 Categorical Exemptions (Sections 15301 and 15302 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Award a \$282,390 contract to AME Builders, Inc. for replacement of the roof on the Vehicle Maintenance and Warehouse Building at the Jensen plant.

Fiscal Impact: Expenditure of \$460,000 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 reduce the risk of repairs on the building.

Option #2



Do not proceed with the project at this time.

Fiscal Impact: Unknown

Business Analysis: Under this option, staff would continue to repair the existing roof as needed, which may lead to higher repair costs and interior damage within the building.

Staff Recommendation

Option #1

 _____ John V. Bednarski Chief Engineer Engineering Services	9/22/2021 _____ Date
 _____ Adel Hagekhalil General Manager	9/29/2021 _____ Date

Attachment 1 – Allocation of Funds

Attachment 2 – Abstract of Bids

Attachment 3 – Location Map

Allocation of Funds for Vehicle Maintenance and Warehouse Building Roof Replacement at Jensen plant

	Current Board Action (Oct. 2021)
Labor	
Studies & Investigations	\$ -
Final Design	-
Owner Costs (Program mgmt., envir. monitoring)	50,000
Submittals Review & Record Drwgs.	25,000
Construction Inspection & Support	40,000
Metropolitan Force Construction	32,000
Materials & Supplies	-
Incidental Expenses	-
Professional/Technical Services	-
Right-of-Way	-
Equipment Use	-
Contracts	-
AME Builders, Inc.	282,390
Remaining Budget	30,610
Total	\$ 460,000

The total amount expended to date for the roof replacement of Vehicle Maintenance and Warehouse Building at Jensen plant is approximately \$125,000. The total estimated cost to complete the roof replacement of Vehicle Maintenance and Warehouse Building, including the amount appropriated to date, and funds allocated for the work described in this action, is \$585,000.

The Metropolitan Water District of Southern California

Abstract of Bids Received on August 26, 2021, at 2:00 P.M.

**Specifications No. 3050
Jensen Water Treatment Plant
Vehicle Maintenance and Warehouse Building Roof Replacement**

The work consists of the replacement of approximately 14,000 square feet of roofing material on the building, which includes removing the existing asphalt roofing system, and installing a new single-ply roofing system.

Engineer's estimate: \$~~374~~375,000

Bidder and Location	Total	SBE \$	SBE %	Met SBE¹
AME Builders, Inc. Pomona, CA	\$282,390.00	\$282,390.00	100%	Yes
Letner Roofing Company Orange, CA	\$294,700.00	-	-	-
Pacific Builders & Roofing Banning, CA	\$315,000.00	-	-	-
Eberhard Van Nuys, CA	\$318,966.00	-	-	-
Rite-Way Roof Corporation Fontana, CA	\$333,282.00	-	-	-
Best Contracting Services, Inc. Gardena, CA	\$354,486.00	-	-	-
Commercial Waterproofing Systems, Inc. Santa Ana, CA	\$371,765.41	-	-	-
Pacific Single Ply Roofing La Habra, CA	\$385,893.00	-	-	-
Bligh Roof Company Santa Fe Springs, CA	\$397,810.00	-	-	-

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

