



Legislation Details (With Text)

**File #:** 20-826      **Version:** 1

**Type:** Procurement Award      **Status:** Agenda Ready

**File created:** 7/17/2020      **In control:** City Manager Procurement Awards

**On agenda:** 9/1/2020      **Final action:**

**Title:** Approve the award of Change Order #1 to Contract 20-026, Municipal Center Roof Replacement Phase Three, to Garland/DBS Inc. for an amount not to exceed \$3,278 and a total award of \$399,203

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**CHIEF PROCUREMENT OFFICER AUTHORITY PROCUREMENT AWARDS**

**ACTION REQUESTED:**

Approve the award of Change Order #1 to Contract 20-026, Municipal Center Roof Replacement Phase Three, to Garland/DBS Inc. for an amount not to exceed \$3,278 and a total award of \$399,203

**DEPARTMENT:** Department of Public Works

**SUBMITTED BY:** Richard Dublinski, Director

**BACKGROUND:**

On January 27, 2017, the City Manager awarded Contract 17-035 to Tremco Weatherproofing Technology Inc. (Tremco) to conduct roof inspections at 57 municipal facilities for the Department of Public Works - Public Building Operations (DPW-PBO). Tremco completed the assessment and provided DPW with a report that enabled staff to develop an aggressive maintenance plan to extend the life of facility roofs in acceptable conditions and replace roofs nearing critical condition.

The assessment confirmed that the three sections of the Municipal Center roof, (totaling 32,000 sq. ft.) needed replacement. The roof was originally constructed in 1991 with a life expectancy of 20-30 years. As part of MB176, Municipal Facilities Roof Replacement, DPW-PBO replaced the eastern and western most sections of the roof in 2018 and 2019, respectively.

The City Council awarded Contract 20-026 to Garland/DBS Inc. on February 18, 2020 for phase three of the Municipal Center roof replacement project. The replacement of the center sections of the roof included removal and replacement of existing pavers, membrane, insulation and flashing.

**DISCUSSION:**

This change order is requested to replace 48 paver bricks that could not be reinstalled due to deterioration in the amount of \$2,728 and door frame caulking in the amount of \$550.

The amount of this change order exceeds the original contract amount by \$3,278 and increases/decreases the original contract expiration date by 0 days.

This contract was approved with contingency in the amount of 5% (\$19,796.25) of the original contract value and 29 days. Staff requests the use of contingency funds for the change order. A summary of the award and contingency information is provided in the tables below.

**Contract Award**

Original Contract Value	\$395,925
Prior Cumulative Approved Change Orders	\$0
Subtotal	\$395,925
(+/-) This Change Order	\$3,278
Total Contract Value	\$399,203

**Contingency**

<i>Authorized Contingency</i>	<b>Days</b>	<b>Dollars</b>
<b>Original Amount</b>	29	\$19,796.25
(-) Previously Authorized		\$0
Subtotal		\$19,796.25
(-) This Change		\$3,278.00
Balance Left		\$16,518.25

**FISCAL IMPACT:**

CIP #: MB176

The cost to replace the Municipal Center roof is expensed to the building improvements account below. This work is related to MB176, Municipal Facilities Roof Replacement, for which \$1,120,000 has been budgeted in 2020. The requested change order of \$3,278, for a total award of \$399,203, exceeds the budgeted amount for the Municipal Center roof replacement portion of this CIP due to the multiple levels and the need for specialized equipment to access the site. The requested change order award will be accommodated through underspend in DPW stormwater projects.

<b>Account Number</b>	<b>Fund Description</b>	<b>Total Budget Amount</b>
31342200-551500	Capital Projects Fund	\$895,000

\*Per Council directive, contingency on construction projects is set at 3% on projects over \$500,000 and 5% on projects under \$500,000.