



DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

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DIRECTOR

September 26, 2017

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Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Award of Construction Contract
Marin County Civic Center Roof Replacement
Project No. 41COP20151 / CAP 17-41001-411

Dear Board Members:

RECOMMENDATION: 1) Award the contract to the lowest responsible bidder, Arntz Builders of Novato, in the amount of \$15,044,414 (base bid plus Alternate C); 2) award add Alternates A & B for \$471,063; and 3) authorize a contract contingency of \$2,327,322 for a total construction contract cost of \$17,842,799.

SUMMARY: On June 6, 2017, your Board approved plans and specifications for the removal of existing roof coatings down to the original substrate and installation of the new Sika RoofPro polyurethane membrane roofing system. The new system will be durable, resistant to fire/high winds, and includes a comprehensive 20-year warranty.

The engineer's estimate for this project is \$18,000,000. On August 22, 2017, the following nine bids were received:

	<u>Bidder</u>	<u>Bid Amount</u>
Disability Access	Arntz Builders, Novato, Ca	\$15,044,414
Engineering & Survey	FD Thomas, Inc., Sacramento, Ca	\$15,328,300
	Thompson Builders Corp, Novato, Ca	\$16,372,000
Flood Control & Water Resources	Brazos Urethane, Inc., Fresno, Ca	\$16,985,317
	Western Roofing Service, San Leandro, Ca	\$18,885,609
Land Development	Watkins Landmark Construction, Carlsbad, Ca	\$19,752,847
	BHM Construction, Inc., Napa, Ca	\$20,192,108
Purchasing	BEST Contracting Services, Inc., Gardena, Ca	\$21,126,666
	Saarman Construction Ltd., San Francisco, Ca	\$28,782,224

During the post-bid phase, a protest to the potential award to Arntz Builders, Inc. was received from the second low bidder based on a clerical error. This involved the substitution of an abatement contractor on Arntz Builders, Inc. original bid proposal. The County received a request for substitution from Arntz Builders, Inc. per California Public Contracting Code (CPCC), Section 4107.5 for an alternate abatement contractor at no additional cost to the County. After an internal review and a review with County Counsel, it was determined that the substitution was undertaken in accordance with the CPCC.

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Certified Unified Program Agency (CUPA)

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Disability Access

Engineering & Survey

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Real Estate

Reprographic Services

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Stormwater Program

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After reviewing all the bids, it was determined that the responsive low bidder is Arntz Builders, Inc. of Novato, CA. The award includes the base bid plus the award of add Alternates A & B (repairs and anodizing of the exterior metal fascia) and a 15% contract contingency (\$2,327,322) for a total not-to-exceed construction amount of \$17,842,799.

FISCAL IMPACT: Funds are available in the Capital Improvement Fund using Certificates of Participation (COPs) via fund 41COP20151-PWCOP1-PWCONST, Org 14225653, Construction Obj. #522510. There are no additional impacts by this action.

REVIEWED BY:	<input checked="" type="checkbox"/>	County Administrator	<input type="checkbox"/>	N/A
	<input checked="" type="checkbox"/>	Department of Finance	<input type="checkbox"/>	N/A
	<input checked="" type="checkbox"/>	County Counsel	<input type="checkbox"/>	N/A
	<input type="checkbox"/>	Human Resources	<input checked="" type="checkbox"/>	N/A

Respectfully submitted,



Patrick Zuroske
Capital Projects Division Manager

Project String: 41COP20151-PWCOP1-PWCONST
Contract #: 31800646

cc: Qiana Davis, Accounting

