

City Council – Action Request Form

Date: September 13, 2021

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Johnnie Taylor, Assistant City Manager
 Nicholas Geis, Property and Facility Maintenance Director
 Jerry Bates, Purchasing Director

Council Action Requested:

Resolution Awarding Construction Contract for City Hall Roof Restoration (South Ward)

Strategic Focus Area: Service Excellence
Strategic Objective: Ensure Service Delivery Efficiency and Effectiveness
Strategic Plan Action Item: No
Key Work Item: Yes



Summary of Information:

The City advertised bids for the City Hall roof restoration project. The scope of work involves significant masonry repair and restoration to the parapet wall, modifications to the roof drain system, and roof replacement with a white EPDM rubber membrane system. The project is approximately 60% masonry restoration for the purpose of restoring water tightness to the building envelope. Prices were obtained for 13 bid alternate options for longer warranty periods, using a TPO polymer membrane system, re-roofing of penthouses, and partial reconstruction of certain parapet sections. See Exhibit B following the Resolution for a complete list of the alternate options.

In the attempt to identify the best award possibility for the project two bidding methods were offered: multi-prime (award of two separate contracts to the lowest bidders) or for single prime (one contract for all work). Bids were scheduled to be received on July 8, 2021, but fewer than three bids were offered as required by North Carolina General Statute (N.C.G.S.) 143-132(a). Therefore, in accordance with N.C.G.S. 143-129, the project was re-advertised.

Bids were then opened on July 16, 2021, with a summary of bids as follows:

Multi-Prime Bids

	<u>City/State</u>	<u>Masonry Bid</u>	<u>Roof Bid</u>
Southern Restoration Maintenance, Inc.	Charlotte, NC	\$496,651	no bid
Triad Roofing Company, Inc.	Winston-Salem, NC	\$538,000	\$667,300
Owens Roofing, Inc.	Smithfield, NC	no bid	no bid

Committee	Finance 9/13/2021	Action	Approval
For	Unanimous	Against	
Remarks:			

Single -Prime Bids

	<u>City/State</u>	<u>Total Base Bid</u>
Owens Roofing, Inc.	Smithfield, NC	\$1,062,280
Triad Roofing Company, Inc.	Winston-Salem, NC	\$1,205,300

With the lowest multi-prime bids total of \$1,163,951 and the lowest single prime bid total \$1,062,280, staff and designer recommend awarding the single prime bid.

The total contract time is 180 calendar days, which excludes the anticipated January-February 2022 winter no-work period as specified in the bid specifications. The project specifications also call for the masonry restoration to be completed by December 2021, and the roof replacement completed during March-April 2022.

The low bidder, Owens Roofing, Inc., submitted M/WBE subcontracting goals less than those established for this project of 7% and 4%, respectively. The contractor solicited quotes from minority and women-owned firms but received no quotes for the masonry subcontracting opportunity. With over half of the project including masonry restoration, the overall M/WBE goals were impacted. However, the contractor received quotes from certified women-owned firms that totaled less than 1%. Therefore, pursuant to the City's M/WBE Policy, the City's Internal M/WBE Committee and Citizen's M/WBE Advisory Committee met to review and consider all documentation of the bidder's good faith efforts which follow this resolution. Both committees determined that the bidder did make the necessary good faith efforts to achieve the established project goals. N.C.G.S. 143-128.2(f) requires a contractor to accumulate a minimum of 50 out of 100 points to demonstrate a Good Faith Effort. In addition to the point system, state legislation explicitly lists the efforts required by a contractor. In the review conducted by the M/WBE Citizens Advisory Committee, the contractor must accumulate a minimum of 115 out of 180 points to demonstrate a Good Faith Effort. The City's stringent modification ensures contractors are exhausting all opportunities, per the statute's specifications, to achieve certified minority-and women-owned business participation. Owens Roofing, Inc., will be required to subcontract, at a minimum, 0.0% with minority-owned businesses and 0.001% with woman-owned businesses, as indicated on the Affidavit "D" submitted by the company.

The FY2021-22 budget includes funding to award this project. Staff recommends acceptance of add alternate R-1 for \$7,700 to increase the roof system warranty from 20 years to 30 years. It is therefore recommended that the contract be awarded to Owens Roofing, Inc., the low bidder meeting specifications, in the base bid amount of 1,062,280 plus alternate R-1 in the amount of \$7,700 for the total amount of \$1,069,980. The designer's cost estimate was \$826,057 for base bid and \$333,166 for all bid alternates.

M/WBE comment: This project was advertised on the City and State websites and with several electronic plan rooms. Notifications were sent to all local M/WBE and regional HUB businesses on a weekly basis. See Exhibit A for a complete list of businesses that were notified the bidding opportunity and the low bidder's Workplace Demographics form.