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AGENDA COVER MEMO

DATE: August 24, 2005
TO: Lane County Board of Commissioners
DEPT: Public Works
PRESENTED BY: Tanya Heaton, Public Works Administrative Services Manager
AGENDA ITEM TITLE: In the Matter of Awarding a Contract to Umpqua Roofing Co., Inc., in the Amount of \$132,066.00, for Delta Shops Reroof-Qwest Buildings, Contract 05/06-03.

I. MOTION

MOVE TO AWARD A CONTRACT TO UMPQUA ROOFING CO., INC., IN THE AMOUNT OF \$132,066.00, FOR DELTA SHOPS REROOF-QWEST BUILDINGS, CONTRACT 05/06-03.

II. ISSUE OR PROBLEM

Shall Lane County approve awarding a contract to Umpqua Roofing Co., Inc., for reroofing the roofs of two of the Qwest Buildings recently purchased and added to the Delta Public Works Complex?

III. DISCUSSION

A. Background

In 2003, The Lane County Board of County Commissioners directed Public Works staff to negotiate the purchase of approximately 4.74 acres of land adjacent to the Public Works Delta Complex. The property previously owned by Reliance Figueroa Associates includes an Enclosed Vehicle Parking/Office Building and a Vehicle Maintenance Shop Building. The land and buildings purchased in 2003 provide area and facilities needed to expand the Public Works Delta Complex. The facilities are currently occupied by Qwest Communications with a lease that expires in June 2006. Planning for the occupancy of the Qwest buildings and site is in the preliminary stages and will be discussed in the fall and winter of 2005/06.

During an inspection of Qwest buildings significant roof patching and repair was discovered along as well as some water damage on what appeared to be the original roof.

The proposed contract consists of the general construction services for the reroofing of two Qwest Buildings totaling approximately 43,000 square feet in area, located at 3050 North Delta Highway. To avoid the expense of removing all of the existing roof materials the contract requires that existing built-up roof material down to the existing wood roof deck be removed and disposed of for a 15 foot perimeter around the enclosed vehicle parking roof and all of the office building roof. This will allow the Architecture firm and Public Works to examine the roof deck and determine if replacement of the deck is necessary. If replacement of the decking is required, the cost will be negotiated as an additional service and amendment to the contract.

Due to frequent leaks and water damage of the current roof, a new single ply roof with new insulation is proposed for completion by early fall 2005.

B. Analysis

There are signs of leaks, water damage, patches and spot repairs on the existing roof of the Qwest buildings. The lease with Qwest ends in June 2006. A new roof is key to preventing further damage to the buildings recently purchased.

The following schedule was utilized for the bidding process:

- Bid advertisement – July 22, 2005; Register Guard and Daily Journal of Commerce
- Pre-bid meeting – Friday July 29, 2005 ; non-mandatory meeting; Meet at the Building for roof inspections.
- Bid Opening at LCPW Offices – Tuesday, August 9, 2005 at 3:00 pm

The County received five (5) bids, ranging from a low of \$132,066 to a high of \$227,830. Bids were opened at 3:00 p.m. on Tuesday, August 9, 2005.

The approved FY2005-06 budget includes \$200,000 for this project.

C. Alternatives/Options

1. Approve the re-roofing contract. The existing roofs have multiple repairs and water damaged areas. New roof overlay and complete new roof for specified areas should provide good service for 20-25 years.
2. Do not approve the contract and instruct staff to prepare patch and repair on a temporary basis for the next year and rebid the project next spring.
3. Do not approve the contract.

D. Recommendation

It is recommended that the Board approve entering into a contract with Umpqua Roofing Co., Inc., for reroofing the roofs two of the Qwest Buildings as specified in the 05/06-03 bid.

E. Timing

Upon approval of the Board, a contract will be executed between Umpqua Roofing Co., Inc., and the County Administrator.

IV. IMPLEMENTATION/FOLLOW-UP

None.

V. ATTACHMENTS

Board Order

Bid Recap

IN THE BOARD OF COMMISSIONERS OF LANE COUNTY
STATE OF OREGON

(IN THE MATTER OF AWARDING A
CONTRACT TO UMPQUA ROOFING (CO.,
INC. IN THE AMOUNT OF \$132,066.00,
FOR DELTA SHOPS REROOF -
QWEST BUILDING CONTRACT
FY05/06-03

ORDER

WHEREAS, at the duly publicized place and time on August 9, 2005, an authorized representative of the Department of Public Works, opened bids on the following:

Delta Shops ReRoof – Qwest Building, Contract FY05/06-03; and

WHEREAS, the lowest responsive bid was received from Umpqua Roofing Co., Inc., in the amount of \$132,066.00, and the Director of the Department of Public Works recommends that the bid be accepted; therefore it is hereby

ORDERED that the bid received from Umpqua Roofing Co., Inc. be accepted as recommended; and it is further

ORDERED that a contract be awarded to Umpqua Roofing Co., Inc. in the amount of \$132,066.00 in accordance with the bid specifications; and it is further

ORDERED, that a contract be executed in accordance with this Order and the bid specifications and the County Administrator be authorized to sign the contract.

DATED this ____ day of August 24, 2005.

Anna Morrison, Chair
Lane County Board of Commissioners

APPROVED

8-16-05



