

Board Agenda Item: Award of Contracts for Egan Roof Project

Background

At its March 12, 2018 meeting the school board authorized the District to replace the roof and do ancillary work on the 2-story building at Egan School during the upcoming summer. At that meeting, the board also agreed with Mr. Kenyon's recommendation that this project be completed using a Construction Management (CM)—Multiple Prime construction delivery method and chose Blach Construction as the firm to act as construction manager for the project.

The District, with Blach's assistance, advertised for bids from trade contractors (the multiple prime portion of CM-Multiple Prime) and received bids on May 3. All of the bidding trade contractors (including Blach Construction) were pre-qualified for this project. While we were hoping to receive multiple bids for each trade involved in this project, in some cases we received only a single bid—likely due to the current very hard construction market and this being a relatively small project. Attached are the bid results and a comparison of bids to budget estimates for this project.

At tonight's board meeting we will be asking the board to award contracts for four (4) of the five (5) trades that were bid. In combination these four bids add up to an amount less than the budget estimate. Because we received only one (1) bid for the glass/glazing work part of the project and that bid came in approximately eight (8) times the budget estimate, we are recommending that the board reject the bid and allow us to re-bid that trade. There were additional glass/glazing contractors who indicated an interest in bidding but due to some confusion over scope, they decided at last minute not to bid. Blach is confident they can clear up the scope confusion and get at least three if not more contractors to bid. We expect to bring bid results back to the board at its June 4 meeting.

Recommendation

Staff recommends that the board award contracts to the following firms:

- General Trades—to Blach Construction (bid at \$476,479)
- Roofing/Sheet Metal—to Waterproofing Associates (bid at \$633,300)
- HVAC—to Paragon Mechanical (bid at \$374,969)
- Electrical—to BEST Electric (bid at \$90,875)

Staff further recommends that the board reject the bid from Signature Glass and Window for glass/glazing work.

Attachments

- Summary of Bid Results
- Extract from March 12 board meeting presentation, showing budget estimates for project
- Letter from Blach Construction recommending rejection of the bid for glass/glazing work

**Egan Roof Project: Project Components
(a CM-Multiple Prime Project)**

	# of Bidders	Low Bidder	Budget Estimate	Bid Result	Variance
Construction Management (Blach)		n/a	\$ 345,000	\$ 345,000	\$ -
Soft Costs (architect, inspection, fees)		n/a	\$ 100,000	\$ 100,000	\$ -
Trades					
General Trades (including wall repair/coating)	1	Blach	\$ 464,615	\$ 476,479	\$ 11,864
Roofing/Sheet Metal	1	Waterproofing Associates	\$ 561,260	\$ 633,300	\$ 72,040
HVAC	4	Paragon Mechanical	\$ 629,240	\$ 374,969	\$ (254,271)
Electrical	3	Best Electric	\$ 98,000	\$ 90,875	\$ (7,125)
Glass/Glazing	1	Signature Glass and Window	\$ 105,667	\$ 864,748	\$ 759,081
Total			\$ 2,303,782	\$ 2,885,371	\$ 581,589
Totals, without Glass/Glazing			\$ 2,198,115	\$ 2,020,623	\$ (177,492)

Notes: CM services are a "not to exceed" amount
Soft costs are still estimated
District is recommending rejecting the Glass/Glazing bid and re-bidding.

EGAN ROOF PROJECT COST OPINION¹

○ Repair and Replace Roof	\$561,000
○ Relocate Electrical Off of Roof	\$98,000
○ Replace HVAC	\$629,000
○ Replace Skylights	\$106,000
○ Wall Repair and Coating	\$113,000
○ General Trades	\$352,000
○ <u>Construction Management</u>	<u>\$345,000</u>
○ Total	\$2,204,000

*Estimate excludes architect, inspector, and DSA fees
(estimated at \$100,000 in total)*

¹Cost Opinion provided by Blach Construction



May 10, 2018

Randy Kenyon
Assistant Superintendent
Los Altos School District

Dear Mr. Kenyon,

Blach Construction recommends that the Los Altos School District reject all bids for the Glass and Glazing bid package (Bid Package #3) and rebid that package only. Only one bid was submitted, and it was significantly greater than the District's budget for the Glass and Glazing scope.

Sincerely,

Tayyab Khan
Project Engineer