



## Legislation Text

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**TO:** Mayor and Commissioners  
**FROM:** John Morgan, Director Environmental Services  
**THROUGH:** Chief Neal de Jesus, Interim City Manager  
**DATE:** January 24, 2017

AWARD OF AN AGREEMENT TO GARLAND/DBS, INC. IN THE AMOUNT OF \$1,205,703 FOR THE REPAIRS OF THE ROOFS AND EXTERIOR WALLS AT CITY HALL AND THE COMMUNITY CENTER BUILDINGS

### **Recommended Action:**

Motion to Award an Agreement to Garland/DBS, Inc. for the replacement of the roofs at City Hall and the Community Center utilizing the U.S. Communities Governmental Purchasing Alliance Cooperative Contract Number 14-5903 for a guaranteed maximum not-to-exceed price of \$1,205,703 (Project No. 16-097).

### **Background:**

On July 22, 2014, Cobb County Board of Commissioners awarded a three-year contract with options to renew, effective from January 1, 2015 through December 31, 2017 (Bid #145903) to Garland/DBS, Inc. This solicitation was conducted on behalf of the Cobb County government and as the lead agency for the U.S. Communities Government Purchasing Alliance. On October 4, 2016, the City Commission approved a Best Interest Resolution No. 47-16 and waiver of the City Code of Ordinances, Chapter 36, Section 36.02 (C)(7), "*Utilization of Other Governmental Entities Contracts*" for roof repairs for City Hall and the Community Center buildings utilizing the U.S. Communities Cooperative Contract with Garland/DBS, Inc.

The roofs for City Hall and the Community Center buildings are approximately 15-20 years old. They have reached the end of their useful life expectancy and are in need of immediate replacement. Repairs are also needed for the exterior walls to repair damage for stucco, windows, water intrusion and other items along with a much needed coat of paint. Garland offers turn-key construction services for roofing and waterproofing projects. Garland provides the necessary materials and utilizes local contractors to perform the labor. As part of this service, plans, details, scopes, specifications, project management, engineering and quality control are provided by Garland to assure a quality project per local codes and warranty standards, all at no additional cost to the City. Additional cost savings and other benefits the City will realize by utilizing the U.S. Communities Governmental Purchasing Alliance Cooperative Contract include:

1. Garland will include the request for minority and SBE participation (Certified Roofing Specialist is a minority owned contractor).
2. Garland provides the bonds so qualified local contractors that normally would not be able to meet bonding requirements can bid, increasing competition to obtain the best pricing for services.

3. There is no mark-up by the contractor on the materials provided by Garland.
4. There will be one source, Garland, for labor, materials, responsibility, liability and warranty.

Garland/DBS, Inc. evaluated the roofs and exteriors for both the City Hall and Community Center buildings and provided a guaranteed maximum not-to-exceed price of \$1,205,703 for the roof replacement, exterior wall repairs, and painting. This price is based on Garland's Engineers' Opinion of Probable Cost (EOPC). Garland has solicited bids from general contractors within South Florida for the labor. Should the general contractor bids exceed Garland's EOPC, the difference will be absorbed by Garland at no additional cost to the City.

The original scope of work for the project included estimates for painting and minor repairs to the exterior walls of the Community Center Building and City Hall along with installation of a new roofing system for the Community Center and City Hall (Flat Roof Only). The initial budget estimate for the work was \$850,000. The revised construction base bid submitted by Garland/DBS for both buildings is \$1,205,703. This price reflects a minor increase in the cost for materials for 2017. The additional services not in the original project scope are itemized as follows:

### **CITY HALL**

- 1) Pressure wash and repair existing cement tiles on City Hall - \$30,892
- 2) Additional buildings and services not included in original scope of work - \$138,555
  - a. Storage building
  - b. HVAC pump building
  - c. Paint and renovate all hurricane screens and shutters
  - d. Paint and renovate the awnings and canopies
  - e. Cut out and replace damaged fascia
  - f. Repair damaged concrete sidewalks, ADA ramps, and hand rails

### **COMMUNITY CENTER**

- 1) Mechanical and electrical improvements to existing flat roof for code compliance - \$128,365
- 2) Miscellaneous items not included in the original scope of work - \$ 57,891
  - a. Remove and re-install tennis sign
  - b. Paint all lettering in front of building
  - c. Include 500 square feet of wood decking replacement
  - d. Replace all wood screens around existing HVAC units
  - e. Replace broken windows on southwest side of building with impact resistant windows
  - f. Install 3" PVC conduit for future events

This recommendation complies with the City Code of Ordinances, Chapter 36, Section 36.02 (C)(11), *"Best Interest Acquisitions"*.

### **City Attorney Review:**

Approved as to form and legal sufficiency.

### **Finance Department Review:**

A mid-year budget amendment will be required to fund these repairs. With that caveat, Finance recommends approval.

**Funding Source:**

As discussed by the City Manager during the budget hearings, the initial \$850,000 earmarked for this project was made available from the City's unallocated reserves. The additional \$355,703 needed for this project will also need to come from unallocated reserves. As such, funding in the amount not-to-exceed \$1,205,703 will be available from the following accounts after a budget transfer and subject to the mid-year budget amendment:

City Hall Roof Account No. 334-6112-519.62-10 (\$267,175) and Community Center Roof Account No. 334-4125-572.62-10 (\$571,215)

City Hall Exterior Repairs and Painting Account No. 334-6112-519.46-10 (\$230,213) and Community Center Exterior Repairs and Painting Account No. 334-4125-572.46-10 (\$137,100).

**Timing of Request:**

It is critical to complete these facilities infrastructure improvements prior to the next rainy season which begins in June 2017.