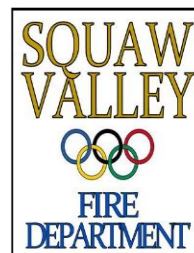




SQUAW VALLEY PUBLIC SERVICE DISTRICT



1810 Squaw Valley Road Fire Station and Administration Building Roof Replacement Project

DATE: April 28, 2020
TO: District Board Members
FROM: Dave Hunt, District Engineer
SUBJECT: Work Change Directive No. 1 - 1810 Fire Station and Administration Building Roof Replacement Project

BACKGROUND: The District entered into a contract with Mountain Valley Roofing (MVR) on March 12, 2020 for the replacement of the roofs at the 1810 Administration and Fire Department building. See attached Board report F-3 dated February 25, 2020 for further background information.

The scope of work encompasses overlaying of a new modified asphalt roof over the existing asphalt built up roofing system that is currently in place. The scope also includes replacement of all metal drip edges around the entire perimeter of the buildings, replacement of portions of the fascia on the Administration Building, and replacement of damaged roof decking (plywood) as necessary on both roofs.

DISCUSSION: Over the winter months, District solicited bids from local roofing contractors to perform the work. Due to snow covering portions of the roofs, this allowed for limited field investigations of the work to be performed by the interested contractors. As a result, they were unable to fully assess the condition of the existing roofs.

After award of the contract to MVR at the February Board meeting, a pre-construction conference was held with staff, the District's roofing consultant, and the contractor. Based on that meeting and a thorough evaluation of the existing roof conditions, the District's roofing consultant and the contractor discussed the recommendation of completely removing the existing roof and crickets at the Fire Station due to its condition and repair history. The concern is that there are numerous areas on the roof that are poorly sloped and create large areas of ponding water. This creates a pathway for failure for the new roof if the subsurface is not properly prepared properly and the new roof is not

installed to allow for proper drainage. It is anticipated that the roof decking is rotted in the areas that have been previously repaired and needs to be replaced. This should be covered in the original base bid which includes replacement of up to 10 sheets of plywood.

The condition of the existing roof will be assessed when the contractor starts to prepare the surface. At that time, and in coordination with inspection and recommendations from the District's roofing consultant, we will make the final decision on whether or not the roof at the Fire Station needs to be completely or partially removed, or it can be overlaid as per the original contract specifications.

Staff is asking that the Board approve a contract change order in an amount not to exceed \$17,000 based on the contractor's estimate, to cover the removal of the existing roof at the Fire Station. District staff will authorize the use of this change order only if it is found necessary after construction begins and the contractor and District can assess the actual condition of the existing roof.

- ALTERNATIVES:**
1. Authorize the General Manager to execute a contract change order to cover expenses outside of the original construction contract associated with removal of the existing roof at the Fire Station, and approve a budget amendment to the FY20 Sewer, Water, Fire, and Garbage FARF's in the amount of \$17,000.
 2. Do not authorize the General Manager to execute a contract change order to cover expenses outside of the original construction contract associated with removal of the existing roof at the Fire Station.

FISCAL/RESOURCE IMPACTS: The project is being funded equally from the FARFs for Water, Sewer, Fire, and Garbage. The current budget for this project is \$170,000. Staff is requesting a budget amendment for \$17,000, which brings the project total cost to \$187,000.

RECOMMENDATIONS: Staff recommends approval of the contract change order and budget amendment for the 1810 Squaw Valley Road Fire Station and Administration Building Roof Replacement Project and recommends the General Manager be authorized to execute a contract change order with Mountain Valley Roofing in an amount not to exceed \$17,000 and that the Board authorize a budget amendment to the Sewer, Water, Fire, and Garbage FARFs in the amount of \$17,000.

ATTACHMENTS:

- Change Order request from Mountain Valley Roofing
- February 25, 2020 Board Report F-3 – Award Contract for 1810 Facility Roof Replacement Project

DATE PREPARED: April 22, 2020

MOUNTAIN VALLEY ROOFING LLC

LIC# 822015
1390 Centerville Ln.
Gardnerville, NV 89410
(775) 544-6044

CHANGE ORDER

TO: Squaw Valley Public Service District

Fire Station 1810 Squaw Valley Rd.

We hereby agree to make the change(s) specified below on Fire Department only:

- 1. Remove existing roofing, remove all roofing debris
- 3. Install new crickets as needed (up to 100% if needed) replacing of crickets will be determined by the owner / owner's representative.
- 4. \$10,000.00 is for the removal and disposal. \$7,000.00 is for the crickets.

Complete Price: \$17,000.00

NOTE: This change order becomes part of and in conformance with the existing contract

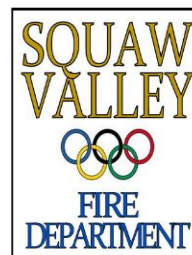
WE AGREE hereby to make the change(s) specified above at this price: _____

Date: _____ Previous contract price: _____

Signature: _____ Revised contract total: _____



SQUAW VALLEY PUBLIC SERVICE DISTRICT



1810 Squaw Valley Road Fire Station and Administration Building Re-Roofing Project

DATE: February 25, 2020
TO: District Board Members
FROM: Dave Hunt, District Engineer
SUBJECT: Contract award to Mountain Valley Roofing for 1810 Fire Station and Administration Building Re-Roofing Project

BACKGROUND: The Administration Building at 1810 Squaw Valley Road is nearly 62 years old having served as the medical center for the 1960 Winter Olympics. The existing roof was installed prior to the 1993 remodel and addition. The roof is a built-up asphalt system that was considered a 20-year roof; the roof is today around 29 years old. The Fire Station was constructed in the late 1980s and has the same type of roof and is in the same failing condition as the Administration Building's roof.

In 2015 the District solicited bids from several local roofing companies. Staff did not have the expertise or experience to specify a roofing system. With a variety of different roofing systems submitted staff was unable to make an accurate comparison between the systems and ultimately shelved the project. In lieu of a full roof replacement the District has been temporarily spot repairing the roofs for years. With the number of repairs required and the roofs exceeding their lifespan by many years the District is again looking into a full roof system replacement.

DISCUSSION: Staff entered into a contract with RPC Roof Consulting in order to have the necessary expertise needed in preparing a roofing system specification for bid, and onsite construction inspection upon accepting a proposal. Staff then solicited bids from several roofing companies, receiving one bid from D&D Roofing in the amount was \$235,109, greatly exceeding the budgeted amount for the project. Over the winter months staff again solicited bids from local roofing companies receiving two proposals from Mountain Valley Roofing (MVR) and Class A roofing. Class A Roofing's bid was in the amount of \$145,432, this bid however did not fully comply with the project's specifications. MVR's bid was in

the amount of \$151,842.50. This proposal includes all repairs of existing soft spots in the current roof's base as well as a torch down roofing system backed by a 20-year warranty.

Anticipating the need for roof replacement staff included a line item in the budget in the amount of \$150,000 from the Fixed Asset Replacement Fund (FARF). This line item included \$12,500 for consulting services for design and construction inspection, as well as \$137,500 for construction costs. With MVR's proposal of \$151,842.50 a budget amendment will be necessary to complete this project. Staff is requesting a budget amendment in the amount of \$20,000 to cover the additional costs for construction as well as additional contingency to cover unforeseen circumstances during construction.

If the District accepts MVR's proposal MVR will be looking to begin work as soon as possible, weather permitting. Once MVR begins work, they will have 45 calendar days to complete the project. The anticipated starting time of this project is mid-April assuming the roofs are clear of snow.

- ALTERNATIVES:**
1. Accept the proposal from MVR in the amount of \$151,842.50 and authorize the General Manager to execute all contractual documents; and approve an amendment to the FY20 Sewer, Water, Fire, and Garbage FARF's in the amount of \$20,000.
 2. Do not approve the proposal from MVR and the budget amendment request and continue to perform spot repairs on each roof annually. This alternative is not recommended as it is only delaying the inevitable and could result in additional and unnecessary costs.

FISCAL/RESOURCE IMPACTS: The project will be funded equally from the FARFs for Water, Sewer, Fire, and Garbage. The FY20 budget included \$150,000 for this project. Staff is requesting a budget amendment for \$20,000, which brings the project total cost to \$170,000.

RECOMMENDATIONS: Staff recommends approval of the bid proposal from MVR for the 1810 Squaw Valley Road Fire Station and Administration Building Re-Roofing Project and recommends the General Manager be authorized to execute a contract with Mountain Valley Roofing in an amount not to exceed \$151,842.50 and that the Board authorize a budget amendment to the Sewer, Water, Fire, and Garbage FARFs in the amount of \$20,000.

ATTACHMENTS:

- Bid Proposal from Mountain Valley Roofing dated January 31, 2020

DATE PREPARED: February 18, 2020