

RESOLUTION 2019-025

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS
AND AWARDING CONTRACT NO. 2018-17 TO GOOD-MEN
ROOFING & CONSTRUCTION, INC. IN THE AMOUNT OF
\$353,573.44 (BID SCHEDULES A AND B) FOR THE ROOF
REPLACEMENT PROJECT OF THE BUILDINGS AT 1411
WEST PALM STREET, SAN DIEGO, CA 92101, AS
AUTHORIZED BY THE BOARD IN THE FY2018/19 MAJOR
MAINTENANCE BUDGET**

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I; and

WHEREAS, the Board of Port Commissioners (Board) adopted BPC Policy No. 110 to establish a policy governing the processing and administration of public projects, consulting and service agreements, the purchasing of supplies, materials and equipment, and grants; and

WHEREAS, the goal of this project is to replace the existing built up roofs of the two buildings: Main Building and Secondary Building (Attachment A-Location Map); and

WHEREAS, the buildings are currently occupied by a Port tenant (Caliber Bodyworks, Inc.) with a monthly rent of approximately \$22,000; and

WHEREAS, existing roofs of the two buildings have been identified in the Asset Management Program as exceeding their useful life and leaks have been reported over the years; and

WHEREAS, the new roof will be an adhered single-ply PVC Membrane Roofing system with insulation. The new roofing system is lighter in weight and energy efficient, which includes a manufacturer's 20-year no dollar limit (NDL) Roofing system guarantee; and

WHEREAS, the work involves removal and disposal of 29,000 square feet area (Main Building: 24,000 square feet; Secondary Building: 5,000 square feet) of the existing roofs of the two buildings including roof accessories (drains, gutters, downspouts, flashing, etc.) associated with the existing roofing system; removal and disposal of nineteen (19) skylights; repair of portions of wood deck supporting the roof; installation of 29,000 square feet of PVC Membrane Roofing system with insulation; installation of nineteen (19) new skylights; removal and replacement of gutters, downspouts and other incidental items of work; and

WHEREAS, the construction work will be coordinated with the Real Estate asset manager to minimize disruption to the tenant's activities; and

WHEREAS, the contract documents were prepared using an additive bid to allow the base bid (Bid Schedule A-Main Building) to fall within the construction budget (\$550,000); and

WHEREAS, the work of Bid Schedule B-Secondary Building (Additive Bid) was included to allow the District to award this bid if the results of Bid Schedule A were low enough; and

WHEREAS, on January 24, 2019, construction bid documents, including plans and specifications for Contract No. 2018-17 (Drawing No. HI-2018-04; Project No. MC-0064-01) were advertised; and

WHEREAS, on February 13, 2019, eight (8) bids were received; and

WHEREAS, the bid results for Bid Schedule A were low enough to also allow the District to award the additive bid; and

WHEREAS, the lowest responsive and responsible bid was received from Good-Men Roofing & Construction, Inc. in the total bid amount of \$353,573.44; and

WHEREAS, the engineers' construction cost estimate was \$550,000; and

WHEREAS, construction is expected to commence in April 2019 and will be completed by June 2019; and

WHEREAS, District staff recommends that the Board approve the plans and specifications and awards Contract No. 2018-17 to Good-Men Roofing & Construction, Inc. in the amount of \$353,573.44 (Bid Schedules A and B) for construction of the major maintenance project, Roof Replacement Project of the Buildings at 1411 West Palm Street, San Diego, CA 92101.

NOW THEREFORE, BE IT RESOLVED by the Board of Port Commissioners of the San Diego Unified Port District, hereby approves the plans and specifications, and awards Contract No. 2018-17 to Good-Men Roofing & Construction, Inc. in the amount of \$353,573.44 (bid schedules A and B) for the roof replacement project of the buildings at 1411 West Palm street, San Diego, CA 92101, as authorized by the board in the FY2018/19 major maintenance budget.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL


By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 12th day of March 2019, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Valderrama, and Zucchet

NAYS: None.

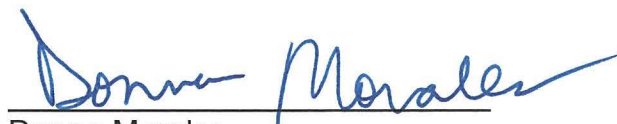
EXCUSED: None.

ABSENT: None.

ABSTAIN: None.


Garry J. Bonelli, Chairman
Board of Port Commissioners

ATTEST:


Donna Morales
District Clerk

(Seal)