



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

FROM:  Joseph J. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: June 3, 2015

SUBJECT: **Agenda Item XIV: Consideration of resolution authorizing one or more contracts for roof replacement at King Gillette Ranch for (a) Wisdom Hall; (b) Dormitory, and (c) DeCenses House.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a contract with All Weather Roofing for roof replacement at King Gillette Ranch for Wisdom Hall in an amount not to exceed \$210,100.

Background: Periodic roof replacement is a necessary facility improvement that protects structures for continued public use. At King Gillette Ranch, many of the buildings are in need of major repair or whole replacement. In April MRCA staff issued a public Request for Bids that included roof replacement for two separate buildings and partial re-roofing of a third. Contractors were allowed to bid on one, two, or all three roofs and each roof would be awarded as a separate contract. Five contractors submitted bids.

Approximately \$200,000 is available for roofing work during this fiscal year. Wisdom Hall is the most critical of the three roofs to replace. Due to the cost for Wisdom Hall, the other two buildings may not be replaced at this time. The apparent lowest bidder, Immaculate Roofing Co., was determined to be non-responsive due to an incomplete bid packet. All Weather Roofing was determined to be the lowest responsive and responsible bidder. Staff reviewed all materials, called references, reviewed past completed projects, and conducted a phone interview with All Weather Roofing. A Notice of Intent to Award Bid was issued on May 27, 2015. Bidders have until June 2, 2015 to file a protest. Any additional information will be presented to the Board at the meeting.

Consideration: The bid from All Weather Roofing is \$191,000. Staff recommends that the Board approve 10% more than the bid amount to allow for contingencies and conditions that may not be evident via a visual inspection of the building, for a not to exceed total of \$210,000.