



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: April 4, 2018

SUBJECT: **Agenda Item VI(c): Consideration of resolution rejecting all bids for the Ramirez Canyon Park Facility Roof Replacement project.**

Staff Recommendation: That the Governing Board adopt the attached resolution rejecting all bids for the Ramirez Canyon Park Facility Roof Replacement project.

Background: In January of 2018 MRCA staff initiated a competitive bidding process for the replacement of roofs on Ramirez Canyon Park's Art Deco and Peach Houses. On January 15, 2018, two bids were received. Upon initiation of a competitive bidding process as required by Public Contract Code section 20815 *et seq.*, the Governing Board has the discretion to do any of the following with the received bids, in addition to awarding a contract: (1) Reject all bids and re-advertise; (2) By a four-fifths vote, elect to purchase the materials or supplies in the open market; (3) By a four-fifths vote, elect to construct the building, structure, or improvement by force account.

The bidding process assumed that bidders could accurately assess the amount of work needed for the Peach House by either visual inspection or use of an industry standard measurement application tool (EagleView or equivalent). It became apparent during bidding that the complicated configuration of the Peach House roof, combined with heavy tree cover and precarious access to certain areas, would not allow bidders to accurately estimate the quantity of work required in a manner that would provide equivalent proposals. No as-built drawings exist for the building. Staff is currently researching options for accurately and safely measuring the complete roof surface of the Peach House in order to establish a full scope of work.

Likewise, the bidding process assumed that bidders could accurately evaluate scope of roofing work needed for the Art Deco House. The structure features numerous skylights of differing types, many of which contribute to leaks and/or pose obstructions on the roof. The appropriate treatment for each skylight may differ, and needs to be further investigated and described to obtain equivalent bids. In particular, determining a suitable solution for the custom quarter-round skylight

structure will require inspections and structural evaluation of the support mechanisms.

For both buildings, staff has determined that rebidding with additional information about the scope of work will result in lower overall costs and more accurate bids. Proceeding with the current bids is likely to result in large change orders, because the roof conditions and construction treatments are not fully characterized. Staff also intends to directly notify more contractors from Ventura County about the opportunity. Historically it has been difficult to attract contractors to more remote locations such as Ramirez Canyon Park. A larger pool of bidders, based closer to the project location, should also result in lower overall costs.

Fiscal Impact: The expenditure was included in the adopted fiscal year 2017-18 budget, but will now need to be incorporated into the 2018-19 budget. The expense was intended to be funded from an existing grant, which does not expire until 2020.