

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** General Services-Facilities

**DATE:** August 15, 2017

**REQUESTED ACTION:**

Additional funding for the 1408 Roofing Project

Consent  Hearing  County Manager

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**BACKGROUND**

In the 2017-18 budget facilities was awarded \$2,373,173 to replace five roofs in the county: PSC, CCH, 1408 Franklin, death investigation, and the courthouse. The roof at 1408 Franklin Street portion of this allocation was \$545,270 of which \$111,736 was set aside for engineering/architectural work. In an additional staff report on April 21, 2017 facilities was approved to reallocate the engineering/contingency savings from this and some of the other roofing projects in the package for the cost of the replacement of the mechanical and HVAC equipment on the roof of the 1408 Franklin building.

Facilities went out to Bid for the roof and mechanical equipment and the first bid was unsuccessful with two contractors who came in way above the budget at close to one million dollars and one who had to withdraw their quote because they left out part of the specifications. We went out for a second bid and again we got bids that came in higher than our projected budget for this project but less than the first bids. The lowest quote that came in was for \$742,295. So this means facilities is still short funding in the amount of \$141,761 to complete the roofing project if we accept this bid.

Facilities would like the council to decide between two options for additional funding for this project, so that we may finish the roof on the building before the rain begins again and the roof continues to leak. The first option for the board to consider is that facilities was awarded a package using General Fund revenue of \$142,770 to clean and seal the outside of the PSC which we could hold off on and resubmit to complete at a later time and repurpose that money now to the roof replacement project. This is the option that facilities recommends since the cleaning and resealing of the PSC can go another 2-3 years with no problems. The mildew and moss that is on the building is more of a cosmetic issue than anything. There isn't any brick/mortar damage taking place at this time due to the mildew/moss. The second option would be to award facilities net new revenue from the REET fund to complete the roofing project and a pre-approved package will be put into the fall supplemental.

**COUNCIL POLICY IMPLICATIONS**

This action may require a change to the budget if option two is selected.

**ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

**COMMUNITY OUTREACH**

N/A

**BUDGET IMPLICATIONS**

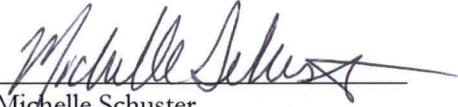
YES	NO	
	X	Action falls within existing budget capacity.
Option 1		Action falls within existing budget capacity but requires a change of purpose within existing appropriation
Option 2		Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.


**BUDGET DETAILS**

Local Fund Dollar Amount	\$141,761.00
Grant Fund Dollar Amount	
Account	5193/Major Maintenance
Company Name	

**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

  
 Michelle Schuster  
 Administration and Facilities Manager

  
 Robert Stevens  
 Director of General Services

Primary Staff Contact: Michelle Schuster Ext. 4118

  
 APPROVED:  
 CLARK COUNTY, WASHINGTON  
 BOARD OF COUNTY COUNCILORS

DATE: 8-15-17

SR# 170-17



APPROVED: \_\_\_\_\_  
 Jim Rumpeltes, Interim County Manager

DATE: \_\_\_\_\_

## BUDGET IMPACT ATTACHMENT

### Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

To either reallocate funding from the PSC cleaning project to cover the additional cost to the 1408 Franklin Roof or to allocate net new revenue to cover the cost of the roofing project. The budget impact below is if new REET funding was awarded per option two.

### Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
3056/REET		141761				
<b>Total</b>		141761				

II. A – Describe the type of revenue (grant, fees, etc.)  
REET funding is being requested as option two.

### Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
5193/Major Maint.			141761				
<b>Total</b>			141761				

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables		141791				
Capital Outlays						
Inter-fund Transfers						
Debt Service						
<b>Total</b>		141761				

## Decision Package Request Form

Requesting Dept/Office: General Services

Request Type:

Package Number: GEN-07-17RA

Short Description:

Limited to 50 characters for use in reports to County Council

Package Title: Additional Funding for the 1408 Roof Replacement Project

Contact info: **name:** Michelle Schuster **email:** [michelle.schuster@clark.wa.gov](mailto:michelle.schuster@clark.wa.gov) **phone:** 360-397-2300 x4118

**Justification:** In the 2017-18 budget facilities was awarded \$2,373,173 to replace five roofs in the county: PSC, CCH, 1408 Franklin, death investigation, and the courthouse. The roof at 1408 Franklin Street portion of this allocation was \$545,270 of which \$111,736 was set aside for engineering/architectural work. In an additional staff report on April 21, 2017 facilities was approved to reallocate the engineering/contingency savings from this and some of the other roofing projects in the package for the cost of the replacement of the mechanical and HVAC equipment on the roof of the 1408 Franklin building.

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Facilities would like the council to decide between two options for additional funding for this project, so that we may finish the roof on the building before the rain begins again and the roof continues to leak. The first option is facilities was awarded a package using General Fund funding for \$142,770 to clean and seal the outside of the PSC which we could hold off and resubmit to complete at a later time and repurpose that money now to the roof replacement project. The second option would be to award facilities net new revenue from the REET fund to complete the roofing project and a pre-approved package will be put into the fall supplemental.

### Please complete the following for New Requests:

**Liability/Risk/Safety Impacts:** If the roof is not replaced it will continue to leak and do damage to the interior of the building and county assets.

**Positive Impact to Citizens:** This building is frequented by county citizens as it houses auto licensing and the elections offices.

**Efficiency Gains:** Adding the new HVAC and mechanical components on the roof will gain the county efficiencies in the heating and cooling of the building since the old equipment is not energy efficient and at the end of its useful life.

**Workforce Engagement and Contributions:** The employees in the building will benefit from a better controlled environment for the heating and cooling system and will no longer have to deal with a leaking roof.

**Impacts/Outcomes if not approved:** The roof will continue to leak and county property will be substantial damaged. The building may become a safety issues if the leaking leads to ceiling tiles falling down or electrical issues.

Package number	Fund	Prog	Dept	Basele	Obj	Categ	2017-18 EXP inc / REV dec (DR)	2017-18 EXP dec /REV inc	2019-20 EXP inc / REV dec	2019-20 EXP dec /REV inc	Type	Operating vs capital
GEN-07-17RA	3056	000	330	597193	551	000000		141,761			One-Time	Capital
GEN-07-17RA	5193	000	330	397056	000	016308	141,761				One-Time	Capital
GEN-07-17RA	5193	000	330	518300	410	016308	141,761				One-Time	Capital

Signature

*Adrian Patel 08/02/2017*

Notes

*REQUIRES BUDGET READOPT FOLLOWUP.*

PART VII - BID TABULATION

BID NO. 2658

PROPOSAL FORM: CLARK COUNTY WASHINGTON  
PURCHASING DEPARTMENT  
1300 FRANKLIN / SUITE 650  
VANCOUVER WA 98660

COPY

Attention:

Having carefully examined the Invitation to Bid, Instructions to Bidders, General Conditions of the Contract, Supplementary General Conditions, Drawings, and the Specifications as well as the premises and conditions affecting the work, the undersigned proposes to furnish all plant, labor and material called for by the documents for Rebid 1408 Building Roofing Project. \*\* See specifications for E-Verify submittal requirements \*\*.

Base Bid HVAC	\$	<u>255,274.00</u>
Base Bid Roofing & Remaining Work	\$	<u>429,500.00</u>
Sub-Total	\$	<u>684,774.00</u>
Washington State Sales Tax – 8.4%	\$	<u>57,521.02</u>
<b>NET TOTAL BID</b>	<b>\$</b>	<b><u>742,295.02</u></b>

Unit Price #1 as directed by Owner  
Remove and replace damaged plywood roof sheathing \$ 4.00 per square foot

Unit Price #2 as directed by Owner  
Remove and replace damaged 2x6 wall caps with new PT 2x6 wall caps \$ 6.00 per lineal foot

Additive Bid Alternate No. 1

Design/Build Bidder Designed Fall Protection Metal Safety Railing Systems	Base Bid	\$	<u>59,500.00</u>
	Washington State Sales Tax – 8.4%	\$	<u>4998.00</u>
	<b>NET TOTAL BID</b>	<b>\$</b>	<b><u>64,498.00</u></b>

NOTE: Failure to acknowledge receipt of Addendum will render the bid non-responsive and therefore void.

ADDENDUM:

Bidder shall insert number of each Addendum received. If no addendum received, please mark "NONE".

No. N/A Dated: \_\_\_\_\_ No. \_\_\_\_\_ Dated: \_\_\_\_\_ No. \_\_\_\_\_ Dated: \_\_\_\_\_

BID SECURITY:

Enclosed is Bid Security as required, consisting of a Bid Bond in the amount of \$ 40,339.65, which is equal to five percent of the total amount of the proposal.

HAZARD COMMUNICATION PROGRAM

The undersigned agrees to be in compliance with the Clark County Hazard Communications Program while on Clark County premises.

PROPOSAL FORM (continued)

STARTING TIME AND TIME OF COMPLETION:

The undersigned agrees that if awarded the contract he will start construction within five (5) calendar days after receiving written notice to proceed, and will complete the work within 90 calendar days after receiving such notice.

OWNER'S RIGHT RESERVED:

To reject any or all bids, to waive informalities, and to accept only such bids as may appear in the best interest of the owner.

CERTIFICATION:

The undersigned certifies that this bid has been arrived by the bidder independently and has been submitted without any collusion designed to limit independent bidding or competition.

**PROPOSALS SUBMITTED WITHOUT A SIGNATURE BELOW WILL BE REJECTED.**

Name of Individual Business Owner,  
Partnership or Corporation:

Pacific Tech Construction, Inc.

Address: 1302 Walnut Street

Kelso, WA 98626

Telephone 360-414-8084

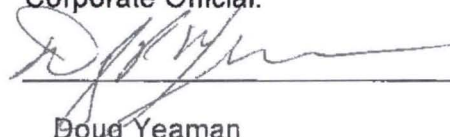
Fax Number 360-414-8196

UBI# 601645690

OMWBE Certification # N/A

PACIFTC055NG  
Contractor Registration Number

Signature of Owner, Partner, or  
Corporate Official:



Doug Yeaman

Print Name

Doug@pacifctech.info  
(Contact E-mail address)

7/25/2017  
DATE

Official or Title of Official signing for  
Corporation:

VP Roofing Operations

Corporation, Attest:



Secretary of Corporation

Washington

State in which Incorporated



**Required Attachments:**  
1-Bid Security