

**TOWN OF SAN ANSELMO**  
**STAFF REPORT**  
June 18, 2014

For the meeting of June 24, 2014

TO: Town Council

FROM: Daniel Blomquist, P.E., Senior Engineer  
Sean Condry, P.E., Public Works Director

SUBJECT: Authorize Award of the Town Hall Tower Project

**RECOMMENDATION:**

Authorize award by the Director of Public Works of the Town Hall Tower Project to low bidder, Wedge Roofing Inc., in the amount \$100,268 and consider authorizing staff to award alternate bids for painting.

**BACKGROUND AND DISCUSSION:**

Town Hall Tower was constructed in 1911 with the original Town fire house. The peak of the tower was leveled in the 1930's for installation of an emergency radio communications tower. The proposed project includes removal of damaged framing and finish materials, repair and replacement of framing and finish materials and to restore the peak of the Town Hall Tower. Some of the damage to the tower has been caused by nesting birds and owls for which netting was installed around the tower in 2012. Staff has coordinated with the Hungry Owl Project in Marin County for installation of a custom owl nesting box with provisions for future installation of a live video streaming camera to monitor nesting birds.

On June 10, 2014, the Town received three construction bids with the lowest responsive base bid being from Wedge Roofing, Inc. in the amount of \$66,368 to complete repairs to the tower as described above. Attachment 1 shows the comparison of all three construction bids. Included with the bids, the Town obtained prices for repainting the exterior surfaces, framing and trim of the tower, Town Hall administrative building, and the library. The alternate additive bids (See Attachment 2) were as follows:

- A. Painting-Exterior of Tower and interior of Tower 2<sup>nd</sup> Floor \$11,529;
- B. Painting- Exterior of Tower, interior of Tower 2<sup>nd</sup> Floor, and exterior of Town Hall complete \$36,642;
- C. Painting-Exterior of Library complete \$24,850;
- D. Remove/Replace Balusters \$2110 per every 5; and
- E. Remove/Replace Stucco \$3,550 per every 25 sq. ft.

Town Hall Tower Dry Rot Repair Project

June 18, 2014

Page 2

To complete the tower staff is recommending that alternate additive bids A, D, & E along with the base bid be awarded plus a 20% percent contingency (\$16,711) for the total amount of \$100,268.

Town Hall and the library have not been painted in over twenty five years and need to be painted. However, the library is in need of a paint job more than Town Hall so staff is recommending that Council consider approving alternative additive bid C in the amount \$24,850 plus a 20% contingency (\$4,970) for a total amount of \$29,820.

If Council awards the base bid plus alternate additive bids A, C, D & E along with contingencies, the total award would be \$130,088.

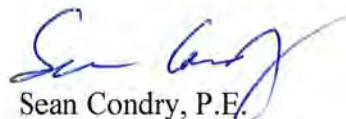
### **FISCAL IMPACT**

The base bid for the tower plus alternative additive bids A, D & E is \$100,268 and within the amount currently budgeted of \$100,821 in the Capital Reconstruction Fund. If approved, the additional funds to paint the library in the amount of \$29,820 would come from the current line item in the proposed budget in the Capital Reconstruction Fund that is funded from excess ERAF funds in the proposed 2014/15 budget.

Respectfully submitted,



Daniel Blomquist, P.E.  
Senior Engineer



Sean Condry, P.E.  
Public Works Director

Attachment: Attachment 1 Bid Comparison for Construction Bids Received on June 10, 2014  
Attachment 2 Schedule of Bid Items (Wedge Roofing, Inc.)

**TOWN HALL TOWER DRY ROT REPAIR PROJECT  
2014 - TR**

**SCHEDULE OF BID ITEMS**

	QUANTITY	UNITS	OnPoint Construction		Integra Construction		Wedge Roofing	
			UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>Base Bid</b>								
1 Town Hall Tower Dry Rot Repairs	1	LS	177,000.00	177,000.00	116,814.00	116,814.00	66,368.00	66,368.00
<b>Alternate Additive Bid</b>								
A Painting - Exterior of Tower and Interior of Tower 2nd Floor	1	LS	18,000.00	18,000.00	9,416.00	9,416.00	11,529.00	11,529.00
B Painting - Exterior of Tower, Interior of Tower 2nd Floor, and Exterior of Town Hall complete	1	LS	71,250.00	71,250.00	51,551.00	51,551.00	36,642.00	36,642.00
C Painting - Exterior of Library complete	1	LS	52,250.00	52,250.00	28,545.00	28,545.00	24,850.00	24,850.00
D Remove/Replace Balusters (If necessary)	5		450.00	2,250.00	600.00	3,000.00	422.00	2,110.00
E Remove/Repair Stucco (If necessary)	25		35.00	875.00	105.00	2,625.00	142.00	3,550.00
<b>TOTAL BID = LOWEST OF EITHER BASE BID + ADDITIVE BID ITEMS OR BASE BID PLUS ADDITIVE BID TOTAL + ALTERNATE BID TOTAL + ALTERNATE</b>			<b>144,625.00</b>		<b>95,137.00</b>		<b>78,681.00</b>	
<b>TOTAL</b>			<b>\$321,625.00</b>		<b>\$211,951.00</b>		<b>\$145,049.00</b>	



*TOWN HALL TOWER DRY ROT REPAIR PROJECT  
2014-TR*

## SCHEDULE OF BID ITEMS

NO.	ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>Base Bid</b>					
1	Town Hall Tower Dry Rot Repairs	1	LS		
Base Bid =					66,368
<b>Alternate Additive Bid</b>					
A	Painting – Exterior of Tower and Interior of Tower 2 <sup>nd</sup> Floor	1	LS		11,529
B	Painting – Exterior of Tower, Interior of Tower 2 <sup>nd</sup> Floor, and Exterior of Town Hall complete	1	LS		36,642
C	Painting – Exterior of Library complete	1	LS		24,850
D	Remove/Replace Balusters [If necessary]	5*	EA	422	2,110
E	Remove/Repair Stucco [If necessary]	25*	SF	142	3,550
<b>TOTAL BID = LOWEST OF EITHER BASE BID + ADDITIVE BID ITEMS OR</b>					
<b>BASE BID + ADDITIVE BID TOTAL + ALTERNATE BID TOTAL + ALTERNATE ADDITIVE BID TOTAL</b>					145,049

\* This item is not subject to Section 9-1.06 of the State Standard Specifications and the unit price bid shall be maintained for increases or decreases in excess of 25%.

**NOTES:**

1. Bids are submitted for the entire work. The bidder shall set forth for each unit basis item of work an item price and a total for the item, and for each lump sum item a total for the item, all in clearly legible figures in the respective spaces provided for this purpose. In the event of error or conflict in the prices set forth below, the "Unit Price" will govern. In the event the "Unit Price" is illegible or indistinguishable it shall be established by dividing the total price by the number of units.
2. It is understood and agreed that the quantities of work under each item are approximate only, being given for a basis of comparison of proposals, and the right is reserved to the Town to increase or decrease the amount of work under any item as may be required, in accordance with provisions set forth in the specifications for this project.
3. It is further understood and agreed that the total amount of money set forth for each item of work or as the total amount bid for the project does not constitute an agreement to pay a lump sum for the work unless it specifically so states.
4. If this proposal shall be accepted and the undersigned shall fail to contract as aforesaid and to give the faithful performance and labor and materials bonds in the sums to be determined as aforesaid with surety satisfactory to the Director of Public Works within three (3) working days of notice of award, the Town Council may, at its option, determine that the bidder has abandoned the contract, and thereupon this proposal and the acceptance thereof shall be null and void and the forfeiture of such security accompanying this proposal shall operate and the same shall be the property of the Town of San Anselmo.
5. It is hereby agreed that the undersigned, as bidder, shall furnish a faithful performance bond of the total amount of this proposal and a labor and materials bond in the amount of one hundred percent (100%) of the total amount of this proposal to the Town of San Anselmo and at no expense to said Town, in the event that this proposal is accepted by said Town of San Anselmo.

Addendum No. 1 – 5/29/2014