



**Office of the City Manager**  
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# Memo

**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager   
**Date:** November 12, 2015  
**Initiated By:** Megan D. O'Callaghan, Director of Public Works  
Brian K. Ashford, Facilities Manager  
**Re:** Resolution 80-15 - Accepting the Lowest and Best Bid for Phase 2 of the Roof Replacement Project at the Dublin Community Recreation Center

## Background

On November 4, 2015, six bids were opened for the replacement of the sloped, shingle roof at the Dublin Community Recreation Center (DCRC). The first phase of the project was completed this Spring and involved the replacement of the flat roof membrane on approximately 45 percent of the total roof area. The Phase 2 shingled roof replacement represents the remaining 55 percent of the total roof surface along with the skylights and all of the gutters.

It is anticipated that this project will commence between February and April and be completed by mid-September, depending on weather. This project should not impact DCRC operations with the exception of some noise associated with the work and the temporary closure of certain entrances for safety reasons as shingles are replaced overhead. Every effort will be made to complete the areas over the main entrance during the normal shutdown period in late August. Facilities and DCRC staff are also coordinating the roofing work and the scheduling of rentals such as in the Tallas so that noise impacts are minimized.

The low bidder for Phase 2 is Windsor Construction Services. Windsor recently completed Phase 1 replacement of the flat roof. The Phase 1 installation was challenging with issues that were largely the result of the complexity of installing new membranes on the highly segmented flat roof. Windsor was very responsive in addressing these issues quickly. The shingled roof replacement is more straightforward and Windsor has a substantial amount of experience in successfully completing projects of this size and scope. Having the same company perform both phases of the roof replacement will also simplify matters should any issues arise during the 20-year warranty period (30 years for the membrane under the green roof).

Windsor's total bid, including an alternate that will install heat tape in the gutters over the primary entrances to prevent ice damming, is \$767,825. The budget for this project is \$850,000.

## Recommendation

Staff recommends approval of Resolution 80-15, accepting as lowest and best the bid submitted by Windsor Construction Services in the amount of \$767,825 for Phase 2 of the Roof Replacement Project at the Dublin Community Recreation Center and authorizing the City Manager to enter into a contract with Windsor Construction Services.

# RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 80-15

Passed \_\_\_\_\_, 20\_\_\_\_

## **A RESOLUTION ACCEPTING THE LOWEST AND BEST BID FOR PHASE 2 OF THE ROOF REPLACEMENT PROJECT AT THE DUBLIN COMMUNITY RECREATION CENTER**

**WHEREAS**, formal advertising and competitive bidding procedures have been conducted pursuant to Section 8.04 of the Revised Charter for replacement of the sloped, shingle roof at the Dublin Community Recreation Center; and

**WHEREAS**, Council has determined that the bid submitted by Windsor Construction Services in the amount of \$767,825 constitutes the lowest and best bid for the construction work.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring, that:

Section 1. The bid submitted by Windsor Construction in the amount of \$767,825 is hereby accepted for the replacement of the shingle roof at the Dublin Community Recreation Center.

Section 2. The City Manager is hereby authorized to enter into a contract with Windsor Construction for said project as specified within the bid proposal and the City's bid documents.

Section 3. This Resolution shall take effect immediately upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Mayor – Presiding Officer

Attest:

\_\_\_\_\_  
Clerk of Council

**Bid Results**

**Partial Roof Replacement - Phase 2 Dublin Recreation Center - REBID**

<b>Bidder</b>	<b>Base Bid</b>	<b>Alternate No. 1</b>	<b>Over/Under % Base Bid</b>
A-Star	\$ 815,450.00	\$ 10,100.00	6.00%
Windsor Construction Services	\$ 732,925.00	\$ 34,900.00	-5.00%
Wolfrum Roofing & Exteriors, LLC.	\$ 843,000.00	\$ 66,000.00	10.00%
K & W Roofing, Inc.	\$ 1,033,685.00	\$ 75,950.00	35.00%
Smith Roofing	\$ 1,175,000.00	\$ 38,000.00	53.00%
B.K. Contracting	\$ 836,000.00	\$ 69,000.00	9.00%
<b>Engineers Estimate \$768,000.00</b>		<b>Budget Amount \$850,000.00</b>	

November 6, 2015

Mr. Tim Elmer  
City of Dublin  
6555 Shier Rings Rd.  
Dublin, Ohio 43016-8716

Re: Partial Roof Replacement Phase 2  
Dublin Recreation Center

Dear Tim:

Bids were received on November 4, 2015 for the above referenced project.

The apparent low bidder was Windsor Construction Services with a Base Bid of \$732,925.00 and an Alternate No. 1 Bid of \$34,900.00. Windsor Construction Services was the contractor for the Partial Roof Replacement Phase 1 at the Dublin Recreation Center. You and I met with them to review the scope of the project and they are comfortable with their bid.

It is therefore our recommendation a contract be awarded to Windsor Construction Services for the Base Bid and Alternate No. 1 in the amount of \$767,825.00.

We would recommend that \$70,000.00 be set aside for construction contingencies.

Respectfully Submitted,

**Schorr Architects, Inc.**



Tony Schorr, AIA

TS/sf