



Memorandum

MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT

DATE: December 10, 2021

TO: General Manager

FROM: Senior Engineer

SUBJECT: Authorize the General Manager to Execute a Contract with Coastal Roofing and Solar of Salinas, CA for the Administration Building Roof Replacement in the Amount Not-To-Exceed \$90,000.

RECOMMENDATION: That the Board authorize the General Manager to execute a contract with Coastal Roofing and Solar of Salinas, CA for Administration Building Roof Replacement in the amount not-to-exceed \$90,000 (includes 15% contingency).

BACKGROUND

MRWMD's Administration Building currently houses 19 workspaces in addition to the District's Boardroom. Departments include Finance and Administration (Accounting), Engineering, Human Resources, Public Education, and the General Manager. In 1993 MRWMD expanded the Administration Building from a building with 5 workspaces to its current size and since then, relatively minor improvements and maintenance have been performed.

The existing roof is composed of two types of roofing systems; a near level tar and gravel areas and sloped composite shake shingles. The composite Cemwood shakes installed in 1993 were recalled during a class action lawsuit that was settled in 2003. <https://www.lieffcabraser.com/defect/cemwood/>. Customers claimed the manufacturer knowingly sold defective shingles and experienced cracking and warping of the product within a few years of installation. MRWMD was not a participant in the claim. The case was resolved and the deadline to submit a claim has expired. The roof was installed 28 years ago and has functioned satisfactory during that time. Nevertheless, the roof has essentially reached its functional life span and needs to be replaced.

Administration Building Roof Replacement

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Below are representative photos of damaged tiles and ceiling water damage due to roof leaks.



Existing roof condition



Interior ceiling water damage



DISCUSSION

District staff contacted five local prevailing wage roofing contractors to inspect the roof and provide a quote to replace the existing Administration Building roof. Of the five contacted contractors, four visited the site and, of those four that visited the site, three provided quotes in time to be considered for this Board Approval. The contractors were asked to propose for removal and disposal of the existing roof system and replacement of the roof with an asphalt roof shingle roof system. MRWMD staff asked that the contractors also provide quotes for various warranty periods for MRWMD's consideration and decision as to which option would be of most benefit to the District.

Contractor	Bid Price	Warranty Period (Years)
Premo Roofing	\$84,970	10 Workmanship/50 Manufacturer
Coastal Roofing and Solar	\$78,100	10 Workmanship/50 Manufacturer
Salinas Steel Builders/Noble Pride	\$125,624	10 Workmanship/50 Manufacturer

Staff recommends that Coastal Roofing and Solar contractor be selected for the work due to their reputation for quality work, availability and their competitive pricing. MRWMD expects this work to be initiated near the end of January, weather permitting, and will take two weeks to complete.

FINANCIAL IMPACT

The quote provided by Coastal Roofing and Solar for the Administration Building roof repair is \$78,100, District staff has added a 15% contingency amount due to potential that removal of existing shake tiles could expose unforeseen conditions. This expense was not included in the 2021/22 budget amount and will be managed by correspondingly reducing other Budget expenditures in order to maintain the approved FY 2021/22 Budget.

CONCLUSION

MRWMD's Administration Building houses key staff members who support the operations of the District. The current roofing system was recalled prior to 2003, has essentially achieved its service life and is presently failing and needs replacement. Staff therefore recommends the Board authorize the General Manager to execute a contract for Administration Building Roof Replacement with Coastal Roofing and Solar of Salinas, CA for \$90,000 (including 15% contingency).



David Ramirez, P.E.