



City of Galveston

FACILITIES DIRECTOR

Charles Kenworthy | 823 Rosenberg | Galveston, TX 77550
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Staff Report

September 4, 2019

To: Brian Maxwell, City Manager
To: Honorable Mayor and City Council Members

From: Charles Kenworthy, Facilities Director

RE: Consider for approval of a contract with Gulf Star Roofing and Sheetmetal for the City Garage Re-Roof project (RFP #19-26) in the amount of \$340,500.00 for the base bid and alternate #1, (estimated total cost not to exceed \$ 357,500.00). Authorizing the City Manager to execute all necessary documents upon final approval by the City Attorney.

I. Background

- A. The City Garage Facility is a metal building that was constructed in 1983. This building has a 20,633 square foot standing metal seam roof that has exceeded its life span and is in need of replacement.
- B. This roof has multiple leaks; one of the most critical areas that is leaking is located near the electrical panels, which is a safety concern.
- C. In addition to the fact that the standing metal seam roof has exceeded its life cycle, the existing building does not meet current TWIA standards.
- D. The LaBiche Architectural Group Inc. provided Design, Engineering and Construction Management services for this project.
- E. Roof plans were designed and specifications were developed, in order to ensure the new roof meets the current TWIA standards.





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II. Current Situation

- A. The project was advertised on July 8, 2019 as, RFP #19-26 City Garage Re-Roof.
- B. The RFP responses were received on August 7, 2019
- C. Four (4) responses were received and scored as follows:

	<u>Score</u>
Gulf Star Roofing and Sheetmetal	660
Lessman	613
Cotton	399
FW Walton	380

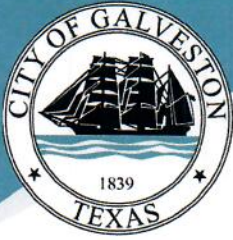
Gulf Star received the highest score

- D. Gulf Star Roofing and Sheetmetal proposed the amount of \$340,500 for the base bid plus Alternate #1, which is within the project budget.
- E. The base bid is inclusive of the main garage with the alternate being the metal roof over the fuel pumps
- F. This project will carry a 5% contingency

III. Alternatives in order of priority

- A. Council accepts the proposal from Gulf Star Roofing and Sheetmetal.
 - 1) Cost - \$340,500.00
 - 2) Timing - as soon as possible.
 - 3) Liability - this is a safety issue
- B. Council does not accept the proposal from Gulf Star Roofing and Sheetmetal.
 - 1) Cost - could potentially increase
 - 2) Timing - delays will cause additional damage to contents and equipment





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IV. Recommendation

It is staff's recommendation to approve the proposal from Gulf Star Roofing and Sheetmetal in the contract amount of \$340,500.00 for the base bid plus alternate #1.

V. Funding Source

Funding Source: Debt Service Infrastructure Fund	\$340,500.00
Contingency	\$ 17,000.00
Cost of implementation	\$357,500.00

Respectfully Submitted,

Charles Kenworthy
Facilities Director

