



# Wharton County Junior College

## Proposed Agenda Item Board of Trustees Meeting

Complete this form and submit it to the Office of the President by noon on Friday, 11 days prior to the Tuesday evening meeting of the Board of Trustees. If this form does not provide enough space, you may use an expanded version *as long as you follow the format specified below.*

Date of Board Meeting: April 16, 2019      Date of This Proposal: April 5, 2019

### SUBJECT:

Approve the proposal submitted by Atlas Roofing for the roof replacement on the Peace Building with funds from the Plant Repair and Replacement Fund.

### RECOMMENDATION:

Approve the proposal submitted by Atlas Roofing for the roof replacement on the Peace Building at a cost of \$756,935.00 with funds from the Plant Repair and Replacement Fund.

### BACKGROUND/RATIONALE:

The College Board of Trustees approved Abel Design Group (ADG) to draw plans and solicit bids from companies for the roof replacement on the Peace Building. The college received bids from 5 general contractors (bid sheet attached). ADG and the Director of Facilities are recommending the approval of Atlas Roofing for this project at a cost of \$756,935.00. Small contingencies were built into the bid to cover the price of any wood blocking, wood decking, concrete deck repairs, or metal deck repairs that might be discovered and need replacing.

### Estimated Cost & Budgetary Support (how will this be paid for?): \$756,935.00

Transfer from Plant Repair & Replacement Fund


### RESOURCE PERSON(S) [name(s) and title(s)]:

Bryce D. Kocian, Vice President of Administrative Services  
Mike Feyen, Director of Facilities Management  
Philip Wuthrich, Director of Purchasing

### SIGNATURES:

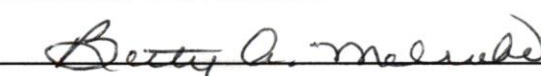
  
\_\_\_\_\_  
Originator

4-5-19    4/9/19  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Cabinet-Level Supervisor

4/9/19  
\_\_\_\_\_  
Date

### PRESIDENT'S APPROVAL:

  
\_\_\_\_\_

4-9-19  
\_\_\_\_\_  
Date



	BIDDER #1	BIDDER #2	BIDDER#3	BIDDER#4	BIDDER#5
	Atlas	Rain King	Royal American	Brazos	Rain Seal Master Roofing
BID BOND PROVIDED					
BASE PROPOSAL (includes allowances)	\$756,935.00	\$795,100	\$565,893.00	\$1,231,626	\$835,700.00
UNIT PRICE #1 - Wood Blocking	\$6.00	\$8	\$5.00	\$5	\$9.50
UNIT PRICE #2 - LWIC Deck	\$9.95	\$5	\$12.00	\$14	\$11.00
Unit Price #3 - Retrofit Roof Drain Assembly	\$500.00	\$750	\$700.00	\$3,500	\$850.00
Unit Price #4 - Deteriorated Metal Deck	\$9.50	\$12	\$12.00	\$7	\$13.00
Alternate #1 - Full Time Inspections	\$22,800.00	42,00	no bid	\$52,788	\$47,000.00
Time (in calendar days)	56.00	75.00	90.00	54.00	90.00
TOTAL (including accepted alternates)					

April 9, 2019

Mike Feyen  
Wharton County Junior College  
911 E. Boling Hwy  
Wharton, Texas 77488

RE: Peace Roof Renovation Contractor Evaluation

Dear Mike,

Royal American is the lowest bidder at \$565,893. However, they are using a Johns Manville roof per their bid documents. This was not listed in the specifications as an approved manufacturer. No substitution request was made by them, in writing, prior to bids being submitted as required by multiple spec sections: 012513 "Product Substitution Procedures", and under each section of the "Modified Roofing Bit" specifications. Since we did not receive any written information via the required substitution procedures, we cannot evaluate if what they are providing is equal to the products and procedures that were specified. In addition, Royal American is not an approved installer of the Tremco system listed in the specs as the basis of design. Per the specifications, the owner and/or architect can reject bids with missing information, and we recommend this for Royal American's Bid.

The 2<sup>nd</sup> lowest bidder is Atlas at \$756,935. They are using the basis of design roof (Tremco) listed in the specifications. They are an approved installer. Atlas also has a good history of working with WCJC on previous roof projects. Based on these three criteria, we recommend Atlas as the best value contractor for the Peace Roof Renovation project.

Note: Due to the large price difference between the first and second bidders, WCJC can always choose to follow up with Royal American to re-evaluate the roof product they are proposing. And then award them with the project if their substitution is determined to be equal. However, this would be unfair to the other bidders, since Tremco is a higher quality product than many other roofs on the market. Contractors who priced the basis of design, would then rightfully require the same opportunity to price an "or equal" product. This would require a re-bid; meaning additional time and resources for both WCJC and ADG. This time is not currently available if the roof project is to be completed on its current schedule.

Sincerely,



William Dikes  
Senior Associate  
Abel Design Group, Ltd