CITY OF GREENBELT
Department of Public Works
555 Crescent Road • Greenbelt, Maryland 20770
301.474.8004

M E M O R A N D U M

Date: July 8, 2015

To: Michael McLaughlin, City Manager MPM

From: James Sterling, Acting Director of Public Works

Regarding: Award of Request for Proposals (RFP)- Aquatic and Fitness Center Flat Roofs

Background

On June 26, 2015, City staff received six RFP's for the flat roof replacement at the Aquatic and Fitness Center. The six bids ranged from a low base bid of $64,750 to a high base bid of $134,125. The RFP submissions included alternate pricing for additional repair work to roof decking and drains, which may be needed as part of this project. The RFP was advertised in the newspaper as well as on EMarketplace.

The RFP mandated attendance at the pre-proposal meeting. All six contractors who submitted proposals were at the meeting which provided an opportunity to review building conditions, examine the scope of work, and to answer questions. The Architect and Contractor for the Kalwall installation were in attendance as well. I have attached a copy of the RFP dated May 1, 2015 and the sign- in sheet for the pre-proposal meeting.

In the RFP document, staff specified a white Thermoplastic Polyolefin (TPO) roofing system manufactured by Carlisle Syntec. This is a type of "green roof". Essentially, this is a light colored, reflective surface which heats up less in the sun. The Carlisle product specified is the same roof at the Public Works facility, Municipal Building and Springhill Lake. To date, there have not been any problems with this Carlisle TPO roofing.

The RFP document calls for a 20 year no dollar limit (NDL) warranty for the roofing system. This ensures the City will have a warranty on the roofing system for 20 years with no out of pocket

costs. Very few companies provide this type of warranty. Lastly, by installing a roofing system that is considered a "Green Roof" we will be minimizing the urban heat island effect. Tests have shown that the difference in surface temperature between a reflective white and black roof on a 90 degree day can be as much as 80 degrees, with the dark roof maintaining the hotter temperature.

The TPO roof is compatible with the Kalwall roof replacement panels that will be going on at the same time. The contractor will be required to work with the Kalwall contractor for the transitions between the two roofs.

Bids

Below are the results of the RFP, including the Base Bid and Alternatives:

Add Alternatives #1- Replace deteriorated decking, #2-Replace existing drains, #3-Move existing screen wall over, #4- Replace flashing at transitions, if it cannot be re-used.

Contractor	**Base Bid**	**Add Alternative # 1**	**Add Alternative # 2**	**Add Alternative # 3**	**Add Alternative # 4**
Cole Roofing Co. Inc. Mailbox@coleroofing.com • (410) 242-0600	$134,125	$6.20/SF	$6,038	$19,410	$100
A.K.J., INC. Stew1ornd@yahoo.com • (443) 631-6595	$64,750	$9.70/SF	$6,125	$3,375	$1,950
Ruff Roofers Inc. rruff@ruffroofers.com • (410) 242-2400	$84,780	$10/SF	$4,900	$4,630	$300
Crowley Construction Crowleyco.inc@hotmail.com • (301) 345-1349	$98,892	$3/SF	$8,400	$3,500	$1,900

Georgetown Roofing Inc. john@georgetownroofing.com • (301) 440-0446	$89,000	$15/SF	$12,600	$4,500	$2,500
Elite Sheet Metal Works Inc. brian@roofingbyelite.com • (301) 937-4846	$67,756	$90/SF	$5,250	$6,200	$1,400

Analysis of Low Bids

Staff carefully reviewed the two lowest bids from A.K.J., Inc. and Elite Sheet Metal Works Inc. Both companies met all the requirements required by the bid documents and both companies received positive recommendations from their previous clients. Both contractors are certified installers of the Carlisle roofing system.

Staff requested alternate pricing for any needed replacement of the roof decking and drains. Beneath the existing tar and gravel roof, there is plywood. Given the age of the roof and the fact that we have already experienced leaks, there is likely to be deteriorated decking that must be replaced. However, we will not know the condition of this decking and extent of any replacement until the roof is removed. It is estimated that 200 square feet of plywood may be needed to be replaced. Elite Sheet Metal Works pricing for removal of decking is significantly more than all of the other contractors.

Recommendation

Staff recommends that Council award the RFP for the flat roof replacements at the Aquatic and Fitness Center to the lowest bidder, A.K.J., Inc. A.K.J. Inc. meets all the requirements that were included in the RFP. A.K.J. Inc. pricing for the add alternatives are also better than the second lowest bidder (Elite Sheet Metal Works Inc.).

The flat roof replacements are part of the complete roof replacement project that is scheduled to begin September 8, 2015, for all the roofs that were installed in 1990. The estimated budget for this flat roof replacement was $90,000, which is included in the FY16 budget as part of the overall Roof Replacement Project at the Aquatic and Fitness Center ($690.000).

AQUATIC AND FITNESS CENTER ROOF REPLACEMENT

June 15, 2015, PRE-PROPOSAL SIGN IN SHEET

Company	Address	Phone and Email
A.K.J. Inc.	907 Salisbury Way Stevensville MD 21114	443.631.6595 Stew1ornd@yahoo.com
Crowley Construction	P.O. Box 537 Greenbelt MD 20768	240-375-3070 crowleyco86@Hotmail
RUFF ROOFERS, INC.	1420 KNECHT AVENUE ARBUTUS, MD 21227	443-895-0049 derek@ruffroofers.com
Elite Sheet Metal Works	10745 Tucker St Beltsville MD 20705	301-919-7524 vinh@roofingbyelite.com

AQUATIC AND FITNESS CENTER ROOF REPLACEMENT

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Company	Address	Phone and Email
Georgetown Roofing Inc	5225 Kilmer Pl. Hyattsville, MD 20781	301 440 0446 johnc@georgetownroofing.com
Cole Roofing	3915 Coolidge Ave Baltimore, MD	410-242-0600 Sam@coleroofing.com
STRUCTURES UNLIMITED 166 RIVER RD BOW NH		Plebel@structuresunlimitedinc.com 240-418-5023
DAVID ALMY ALMY ARCHITECTS	11006 KENILWORTH AVE GARRETT PARK MD	301 949 7813 dave@almyarch.com

AQUATIC AND FITNESS CENTER ROOF REPLACEMENT

June 15, 2015, PRE-PROPOSAL SIGN IN SHEET

Company	Address	Phone and Email
City of Greenbelt Jim Sterling Joe McNeil Stephen Parks		