

Staff Report

TO: Board of Directors

FROM: Doug Roderick, P.E., Director of Engineering
Nathan Droivold, P.M.P., Project Manager

DATE: August 14, 2024

SUBJECT: Award of Contract for the New Hydroelectric Field Office Roof Repairs
(Project No. 2432)

ENGINEERING

RECOMMENDATION:

Adopt a resolution approving the following:

- Amend the 2024 Annual Budget to provide additional funding for construction of the new Hydroelectric Field Office Roof Repairs Project (Project) in the amount of \$150,000 to be funded by Fund 55.
- Reduce funding for one previously approved project in Fund 55 for a total deduction of \$150,000 resulting in a net zero change to the Fund 55 budget when combined with the addition above.
- Award a Construction Contract to Diversified Construction International, Inc. (DCI) in the amount of \$751,611 and include a 10% contingency (for a total of \$826,772), and authorize the General Manager to execute the necessary documents.

BACKGROUND:

In 2022, the District purchased the property located at 148-152 Whitcomb Avenue in Colfax, California and plans to convert the space into the future headquarters for NID's Hydroelectric Department. The building consists of about 40,000 square-feet of warehouse/shop space situated between two office spaces totaling about 17,000 square-feet. One of the existing issues at the property is a failing roof with evidence of water intrusion in all areas of the building, however, most of the damage is over the office spaces.

In 2023, the District hired a professional consultant to complete a condition assessment of the existing roof which presented the observed issues and their recommendations for repair. Several alternatives were presented for consideration by NID. The District identified the option to install an overlay system over the existing roof as the most advantageous to NID by saving on demolition costs, and obtaining a warranted solution that would protect the building for decades. The scope of work for this phase of the

Project will include installing a new roof overlay system over the entire building and will also replace all damaged gutters/downspouts.

Based on the alternatives analysis completed in 2023, NID developed a specification for a roof overlay system that used a 60-mil membrane and required at minimum a 20 year warranty from the material manufacturer.

A request for quotes (RFQ) for construction services was sent to 18 prospective contractors on May 22, 2024 to obtain bids for NID’s specification. Six quotes were received by the due date of July 25, 2024 while the other 12 contractors were non responsive. Staff reviewed the quotes, and selected DCI for award based on the criteria stated in the RFQ.

Each of the quotes provided various pricing options for different roof thicknesses ranging from 50-mil to 80-mil. Per a responsive material manufacturer, a 50-mil membrane would include a 20-year warranty as requested by NID, while a 60-mil roof would be provided with a 25-year warranty. Ultimately, staff decided that the 60-mil roof overlay that was originally specified was more desirable due to the extended lifetime of the product when compared to the 50-mil alternative. Table 1 below summarizes the cost of services quoted by each contractor and the Staff rankings for each proposal:

Table 1 – Cost of Services from Contractors and Staff Rankings

Firm(s)	Quoted Price	Staff Ranking
DCI	\$751,611.00	1
Butte Roofing Company	\$884,548.92	2
Level 1 Roofing	\$1,052,300.00	3
McDonnell Roofing Inc.	\$1,149,155.00	4
Billmans Cool Roofing Company	\$1,251,476.00	5
Brazos Urethane	\$1,665,613.00	6

Staff contacted DuroLast, the specified material manufacturer by DCI, as a reference and confirmed DCI is a verified DuroLast installer qualified to perform the requested scope of work. NID reached out to DCI and confirmed that their bid met the specification of the RFQ provided by NID and determined that DCI would offer NID the most cost-

effective solution for the Project. DCI's scope of services will provide a 60-mil roof overlay system using a Duro-Tuff Green Membrane which will be covered by a no-limit 25-year manufacturer's warranty offered by DuroLast. DuroLast representatives will be onsite during construction in order to confirm installation per their instructions and in order to certify the product warranty.

Staff recommends reducing funding for the French Lake Dam Low Level Outlet Refurbishment Project (PN 2658) in Fund 55 in the amount of \$150,000 and adding it to the New Hydroelectric Field Office Roof Repairs Project (PN 2432) to provide the additional funding needed for this work. The French Lake Dam Low Level Outlet Refurbishment is delayed due to scheduling issues related to the PG&E outage. The change to Fund 55 in the 2024 Annual Budget will be net zero.

As a result, a Budget Amendment in the attached Resolution is proposed to fund the project with \$150,000 from Fund 55.

Staff recommends adopting Resolution 2024-28 amending the Fund 55 budget and award of a Construction Contract to DCI for in the amount of \$751,611 with a 10% contingency for a total authorization of \$826,772.10.

BUDGETARY IMPACT:

The proposed amendment to the 2024 Annual Budget to fund the Project will result in a net zero change to Fund 55. If approved, the cost of services for a Construction Contract with DCI in the amount of \$751,611 (plus a 10% contract contingency) would be covered by funds reallocated during the proposed amendment to the 2024 Annual Budget.

Construction is scheduled to occur starting in September of 2024 and may continue into early 2025 depending on weather. Funding for this project will be included in the 2025 annual budget cycle.

Attachments (1):

- Draft resolution to approve the 2424 Fund 55 Capital Budget Amendment, award a Construction Contract with DCI, Inc for the New Hydroelectric Field office Roof Repairs (Project No. 2432), and authorize the General Manager to execute the necessary documents

ND



RESOLUTION NO. 2024-30
OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

**APPROVAL OF 2024 FUND 55 CAPITAL BUDGET AMENDMENT AND AWARD OF
CONSTRUCTION CONTRACT FOR THE NEW HYDROELECTRIC FIELD OFFICE
ROOF REPAIRS PROJECT NO. 2432**

WHEREAS, the Nevada Irrigation District (District) budget for the 2024 fiscal year reflects resources to meet the essential needs of the District and the District's customers; and

WHEREAS, the Board of Directors adopted the 2024 Annual Budget on November 8, 2023; and

WHEREAS, the Board of Directors approved the purchase of 148-152 Whitcomb Avenue, Colfax, CA 95713 (APNs 100-230-054 and 100-230-013) (Property) on December 7, 2022 for the purpose of renovating the space to function as the new headquarters for the District's Hydroelectric Department; and

WHEREAS, due to impacts related to the PG&E outage at Spaulding, French Lake levels remained high resulting in scheduling delays that prevented the work from being performed in 2024; and

WHEREAS, on May 22, 2024 the District requested quotes from 18 roofing contractors to provide construction services to repair the failing roof at the Property; and

WHEREAS, prior to the due date of July 25, 2024 the District received quotes from six contractors to complete the requested scope of work; and

WHEREAS, following a review of quotes, staff identified Diversified Construction International, Inc. as the most qualified contractor to provide the required services.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of Nevada
Irrigation District:

1. The Board of Directors hereby approves a Budget Amendment to reduce funding for the French Lake Dam Low Level Outlet Refurbishment Project (PN 2658) in Fund 55 in the amount of \$150,000 and add it to the New Hydroelectric Field Office Roof Repairs Project (PN 2432) to provide the outstanding funding needed for this work. The change to Fund 55 in the 2024 Annual Budget will be net zero.
2. The Board of Directors hereby approves a Construction Contract with Diversified Construction International, Inc. for construction services for a total amount of \$751,611 and to include a 10% contingency up to a total contract price of \$826,772.10.
3. The Board of Directors hereby authorizes the General Manager to execute the documents necessary to cause the actions contemplated by this resolution.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Nevada Irrigation District at a regular meeting held on the 14th day of August 2024, by the following vote:

AYES:	Directors:
NOES:	Directors:
ABSENT:	Directors:
ABSTAINS:	Directors:

President of the Board of Directors

Attest:

Secretary to the Board of Directors