

RESOLUTION NO. 2011-97

AUTHORIZING CONTRACT NO. 2011-133 WITH WEST ROOFING SYSTEMS, INC. FOR ENTIRE WORK UNDER PROJECT 53B-04 – WOODHILL GARAGE FOAM ROOF REHABILITATION IN AN AMOUNT OF \$322,914.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Authority deems it necessary to acquire construction services, as provided under Project 53B-04 - Woodhill Garage Foam Roof Rehabilitation; and

WHEREAS, West Roofing Systems, Inc. located at 121 Commerce Dr., LaGrange, Ohio 44050 installed the original area "B" foam roof and has offered to complete the rehabilitation of the existing area "B" roof system while extending the warranty; and

WHEREAS, Section 306.43H(2) of the Ohio Revised Code provides that competitive bidding is not required when the purchase consists of goods or services, or any combination thereof, and after reasonable inquiry the board or any officer or employee the board designates finds that only one source of supply is reasonably available; and

WHEREAS, GCRTA will benefit from an extended 15 year full system warranty from West Roofing Systems, Inc. after the work is performed; and

WHEREAS, the General Manager/Secretary-Treasurer deems acceptance of the offer of West Roofing System, Inc., as negotiated, to be in the best interest of the Authority, and recommends acceptance thereof by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the bid of West Roofing Systems, Inc. for Project 53B-04 Woodhill Garage Foam Roof Rehabilitation be and the same is hereby accepted.

Section 2. That the General Manager/Secretary-Treasurer of the Authority be and he is hereby authorized to enter into a contract with West Roofing Systems, Inc. for Project 53B-04, Woodhill Garage Foam Roof Rehabilitation.

Section 3. That said contract shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to FTA State of Good Repair Capital Grant OH-04-0071 in the amount of \$322,914.00 (\$258,331.00 in Federal funds which represents 80% of the total cost).

Section 4. That said contract shall be binding upon and an obligation of the Authority contingent upon compliance by the contractor to the Specifications and Addenda, thereto, if any: the Affirmative Action Plan adopted by the Board of Trustees in Resolution 2011-034; bonding and insurance requirements and all applicable laws relating to the contractual obligations of the Authority.

Section 5. That the Authority's Board of Trustees expects that West Roofing Systems, Inc. will exceed the 7% DBE goal assigned to this procurement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: November 15, 2011



President

Attest: 

CEO, General Manager/Secretary-Treasurer



TITLE/DESCRIPTION: CONTRACT: PROJECT 53B-04 WOODHILL GARAGE FOAM ROOF REHABILITATION VENDOR: WEST ROOFING SYSTEMS, INC. AMOUNT: \$322,914.00	Resolution No.: 2011-97
	Date: November 10, 2011
	Initiator: Engineering & Project Development
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

1.0 PURPOSE/SCOPE: This action will allow the Authority to enter into a sole source contract for roof rehabilitation at the Woodhill Garage Roof, area "B".

2.0 DESCRIPTION/JUSTIFICATION: The existing CBMF Annex building is located at 2500 Woodhill Road, and the facility has two types of roof systems. Area "A" on the south end of the building has 47,000 square feet of 4-ply built-up roofing that was installed in 2011 and area "B" on the north end of the building has 119,250 square feet of silicone coated "spray polyurethane foam" (SPF) that was installed in 1996. West Roofing Systems, Inc. originally installed the existing silicone coated roof system and the 15-year warranty has since run out.

During the installation of the 4-ply built up roofing in 2011 at area "A", West Roofing (as a subcontractor to T & F Roofing) installed a 450' long transition zone between the new built-up roof and the existing silicone spray roof. This transition zone has a 15-year warranty that is part of the built-up roofing installation and is the only source of supply for that warranty.

It is critical that West Roofing Systems, Inc., complete the rehabilitation of the existing area "B" roof system for the following reasons:

1. If another roofing company completes the rehabilitation, RTA would lose the 15-year warranty on the newly installed transition zone between areas "A" and "B".
2. 90% of the existing silicone membrane and SPF insulation will remain in place at area "B". West Roofing has offered a 15 year Manufacturer's Full System Warranty upon completion of the rehabilitation of area "B." Roofing companies would not typically offer a full system warranty on a roof that was originally installed by another company. GCRTA thus benefits from the fact that West Roofing is willing to extend the warranty on the roof that it originally installed.

3.0 PROCUREMENT BACKGROUND: Under Revised Code Section 306.43 (H) (2), the procurement of roofing repairs to the existing roofing system is exempt from a competitive process, due to the fact that there is only one source of supply readily available to provide the required services while maintaining the 15-year roofing warranty by West Roofing Systems, Inc.

A cost analysis has been performed and the Procurement Department has determined that the rates and prices are fair and reasonable to the Authority.

- 4.0 AFFIRMATIVE ACTION/DBE BACKGROUND: All Affirmative Action requirements have been met. A 7% DBE goal was established for this procurement. West Roofing Systems, Inc. will exceed the goal through the utilization of Cuyahoga Supply & Tool, Inc. (Female owned) to supply materials in the amount of \$92,187 (which equals \$55,312 under Federal Regulations) or 17%.
- 5.0 POLICY IMPACT: Does not apply.
- 6.0 ECONOMIC IMPACT: This procurement shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to FTA State of Good Repair Capital Grant OH-04-0071, Line Item 11.44.02 in an amount of \$322,914.00 (\$258,331.00 in Federal funds which represents 80% of the total cost). This amount is approximately 7% below the Engineer's Estimate of \$347,469.15.
- 7.0 ALTERNATIVES: Reject all bids. Rejection of this offer would prevent the Authority from maintaining an acceptable roofing system at the Woodhill Garage.
- 8.0 RECOMMENDATION: It is recommended that the offer of West Roofing Systems, Inc. be accepted and the resolution passed authorizing the General Manager/Secretary-Treasurer to enter into a contract.
- 9.0 ATTACHMENTS: None.

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



CEO, General Manager/Secretary-Treasurer