



TRANSPORTATION & CAPITAL IMPROVEMENTS (TCI)

**Henry B. Gonzalez Convention Center
Roof Replacement**

City Council A Session Item 14

February 13, 2020

Razi Hosseini, P.E., R.P.L.S., Interim Director



- Existing roof is 22 years old
- Heavy rain over the 2018 Labor Day weekend resulted in severe roof leaks
- Temporary repairs completed to continue to hold contracted events
- Temporary repairs have a limited service life and are not a permanent fix



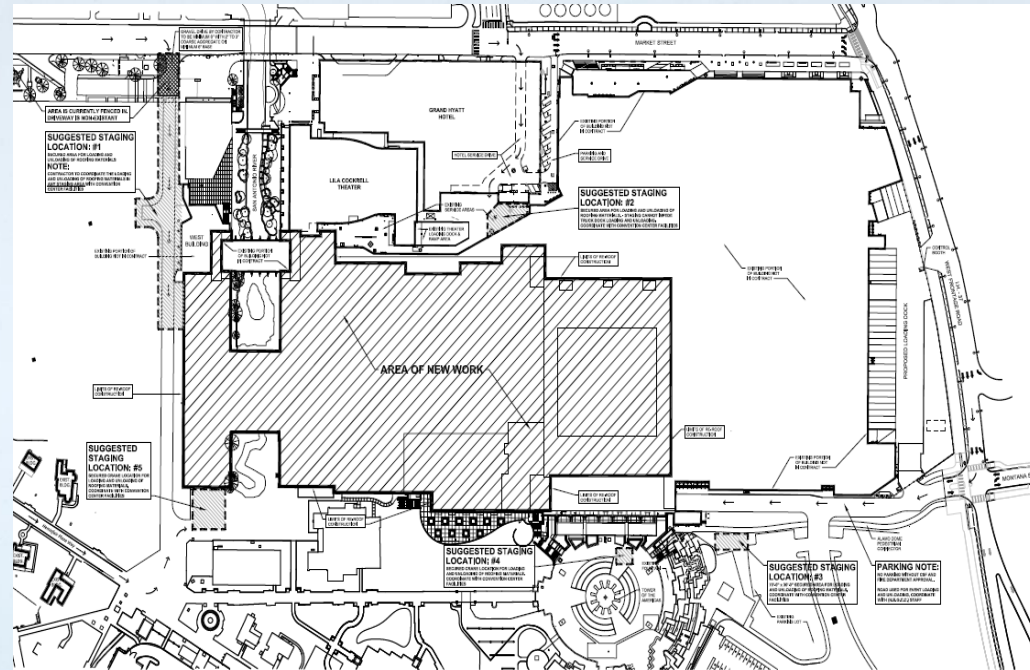
BACKGROUND (CONT)

- Professional consultants assessed condition of roof and provided recommendations
- They determined roof was stressed to the point of failure due to endured hail damage
- Recommendation to City is for full replacement of existing roof
- An insurance claim was filed with FM Global Insurance Company in September 2018 for the roof replacement



PROJECT SCOPE

- Full replacement of existing roof to include installation of new roof
- Complete removal of existing roof assembly
- New roof membrane
- Higher quality and extended warranty



PROJECT MAP





PROCUREMENT OF SERVICES

- TCI issued Qualified Low Bid Process on October 25, 2019
- Bids were opened on December 10, 2019 and three (3) bids were received

| Bidder Name | Base Bid | Additive Alternative 1 (TPO Roofing Membrane) | Deduct Alt. 2 (From 60 mm to 45 mm) | Deduct Alt. 3 (Insulation boards) | Add . Alternative 4 (Cover Board) | Deduct Alt. 5 (Skylights) | Total |
|---------------------------------------|----------------|--|---|---|---|------------------------------|----------------|
| American Roofing & Metal Co., Inc. | \$5,815,395.00 | \$192,600.36 | \$65,566.08 | \$78,287.45 | \$86,055.48 | \$8,000.00 | \$6,094,050.84 |
| Beldon Roofing Company, Inc. | \$8,344,753.00 | \$155,719.44 | \$32,783.04 | \$47,736.25 | \$40,978.80 | \$17,726.00 | \$8,541,451.24 |
| The Sabinal Group | \$8,449,000.00 | \$204,894.00 | \$32,783.04 | \$40,098.45 | \$53,272.44 | \$17,726.00 | \$8,707,166.44 |



AMERICAN ROOFING & METAL CO., INC.

- American Roofing & Metal Co., Inc. has been in continuous operation for 115 years; family owned and operated for five generations
- Completed Alamodome roof in 2008
- Completed roof of Exhibit Hall 2 and Ballroom B of Henry B. Gonzalez Convention Center in 2009
- Completed reroofing of San Antonio International Airport Terminal A in 2011
- Completed roof Henry B. Gonzalez Convention Center expansion area in 2016



CONTRACT OVERVIEW

- Ordinance accepts lowest responsive bid and awards construction contract including alternative options 1 & 4 to American Roofing & Metal Co. in the amount of \$6,094,051.00
- Total insurance reimbursement of \$5,553,588.07:

| Roof Reimbursement Breakdown | City Request | Insurance Offer | Variance |
|---------------------------------------|-----------------|-----------------|-----------------|
| Insurance Base Bid | 5,265,395.00 | 5,265,395.00 | - |
| Allowance Amount (3) | 550,000.00 | 275,000.00 | (275,000.00) |
| Subtotal | \$ 5,815,395.00 | \$ 5,540,395.00 | \$ (275,000.00) |
| Cost for Repairs Incurred (materials) | 113,193.07 | 113,193.07 | - |

- Price delta is \$540,462.93



PROJECT SCHEDULE

Construction Phase

- February 2020 – February 2021
- All work to be scheduled around convention center events





RECOMMENDATION

Authorizing award of construction contract including alternative options in the amount of \$6,094,050.84 to American Roofing & Metal Co., Inc.



**Contract
Award**



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN
SAN ANTONIO'S INFRASTRUCTURE

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