



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 26, 2009**

DATE: September 8, 2009

SUBJECT: Approval of the award of a Contract between the County Board and James R. Walls Contracting Company, Inc. for the roof replacement at Fairlington Community Center located at 3308 South Stafford Street.

C. M. RECOMMENDATION:

1. Approve the award of Agreement Number 332-09 between the County Board of Arlington County and James R. Walls Contracting Company, Inc. for roof replacement at the Fairlington Community Center located at 3308 South Stafford Street in the amount not to exceed \$451,977.00 plus a contingency of \$113,000.00 for a total contract authorization of \$564,977.00. The amount for contingency is 25% of the base bid. The bid price is based upon the architect's estimate that 40 % of the existing slate can be salvaged and reused; the base bid provides for replacing 60% of the existing slate. In the event more new slate is required, the contingency amount includes sufficient funds to cover the cost of all new slate.
2. Authorize the Purchasing Agent to execute the contract documents, subject to the approval of these documents by the County Attorney.

ISSUES: The work under this contract will result in re-shingling the existing natural slate and asphalt shingle roofs in kind. The asphalt shingle roof will receive 40 year warranty material. There are two small areas of flat roof composed of built-up roofing material. It will be replaced with a longer lasting and lighter weight rubber roofing system (EPDM).

SUMMARY: This is a request for approval of the award of a contract for the replacement of the existing Fairlington Community Center roof. James R. Walls Contracting Company, Inc. has been selected through Request for Qualifications No. 215-09 and Invitation to Bid No. 332-09 to provide re-roofing construction services for the community center.

BACKGROUND: The interior of the Fairlington Community Center was renovated in 2008. The project scope originally included roof replacement of the slate and asphalt shingle roofing, but that portion of the scope was eliminated due to budget constraints. As part of the scaled-back

County Manager: _____

County Attorney: _____

Staff: George May, DES

building renovation, the roof received spot repairs. This strategy has not proven to be sustainable, as the aging roof continues to develop new leaks.

Request for Qualifications No. 215-09 was issued to select bidders with experience and qualifications for replacing slate and slate roofs. A total of six submittals were received and the following four firms met the bidding qualification requirements, including a satisfactory reference check:

The Century Slate Company, Durham, NC
James R. Walls Contracting Co., Inc., Clinton, MD
Lion Gate Development, Inc., Colgate, OK
Renaissance Roofing, Inc., Belvidere, IL

Bids were received and opened on August 27, 2009. A total of three (3) bids were received and it was determined that James R. Walls Contracting Company, Inc. submitted a responsive bid and was the lowest bidder.

The following bids were received from the prequalified firms:

James R. Walls Contracting Company, Inc.	\$451,977.00
The Century Slate Company	\$642,000.00
Renaissance Roofing, Inc.	\$765,650.00

FISCAL IMPACT: Funds for the Fairlington Community Center roof replacement are available from PAYG (313.480001.43563.FR01.0000.0000), the 2004 Parks Bond (324.480001.FR01.R04.0000) and the 2006 Community Infrastructure Bond (317.480001.43563.FR01.G06.0000, 329.480001.43562.FR01.L06.0000).