

## Request for Board Action Details

**File #:** 2023-049

**Type:** Administrative Item      **Status:** Passed

**In control:** Board of Commissioners

**On agenda:** 2/7/2023      **Final action:** 2/7/2023

**Title:** Agreement with Central Roofing for Ramsey County Courthouse/City of Saint Paul City Hall Roof Improvement Project

**Sponsors:** Property Management

**Indexes:**

**Code sections:**

**Attachments:** 1. Contract with Central Roofing Company, 2. Resolution

Date	Ver.	Action By	Action	Result
2/7/2023	1	Board of Commissioners	approved	Pass

**Sponsor:** Property Management

**Title**

Agreement with Central Roofing for Ramsey County Courthouse/City of Saint Paul City Hall Roof Improvement Project

**Recommendation**

1. Approve the selection of and agreement with Central Roofing Company, 4550 Main Street NE, Minneapolis, MN 55421, for the Ramsey County Courthouse/City of Saint Paul City Hall Roof Improvement Project, for the period of February 7, 2023 through February 6, 2025, in the not-to-exceed amount of \$2,699,000.
2. Authorize the Chair and the Chief Clerk to execute the agreement.
3. Authorize the County Manager to execute change orders and amendments to the agreement in accordance with the county's procurement policies and procedures, provide the amounts are within the limits of available funding.

**Background and Rationale**

The Ramsey County Courthouse/Saint Paul City Hall roof and select HVAC systems are nearing their useful lifecycles and need replacement. In October of 2018, Ramsey County Property Management procured the professional services of Encompass Inc. to perform a condition assessment of the 19<sup>th</sup> and 20<sup>th</sup> floor roofs and HVAC equipment. The assessment revealed areas of roof membrane, roof flashing, and HVAC ductwork that showed early signs of failure and potential for moisture intrusions. The assessment recommended roof replacement and HVAC ductwork in 3-5 years. On October 4, 2022, Encompass Inc, submitted final copies of the project specifications and plans to Ramsey County Property Management to be included in the procurement process. The project timeline has a tentative start date of February 7, 2023, and substantial completion date of August 15, 2023.

On October 19, 2022, in accordance with county procurement policies and procedures, a competitive solicitation for the project was issued. Below is the competitive solicitation summary:

- Request for Bids Title: Courthouse Roof Improvement Project
- Request for Bids Release Date: October 19, 2022
- Request for Bids Response Due Date: November 17, 2022
- Number of Contractors Notified: 1426
- Number of Request for Bids Responses Received: 1
- Contractor Recommended: Central Roofing Company

Central Roofing Company was the only responsive and responsible bidder for the project. It has been determined that a Project Labor Agreement will not be required for the project.

**County Goals** (Check those advanced by Action)

☒ Well-being      ☐ Prosperity      ☐ Opportunity      ☒ Accountability

**Racial Equity Impact**

The racial equity impact of this project is not fully known. The project will include workforce inclusion goals of 32% minority and 20% women, as well as a goal of utilizing 32% certified small businesses (SBEs) found in the CERT directory recognized by the county as the acceptable source for SBE subcontractors and suppliers in conformance with the county's approved policy on workforce inclusion and contracting goals.

**Community Participation Level and Impact**

The Capital Improvement Program Advisory Committee (CIPAC), made up of Ramsey County residents appointed by the Ramsey County Board, reviews the projects submitted for the Capital Improvement Program Fund. This solicitation was issued in accordance the county's procurement policies and procedures.

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

**Fiscal Impact**

The project is funded by \$548,700 from the 2021 Ramsey County Courthouse Capital Improvement Program (CIP) Building Improvement budget and \$2,150,300 from the 2023 CIP Major Project for the Ramsey County Courthouse/City of Saint Paul City Hall Roof Improvement Project.

**Last Previous Action**

On February 1, 2022, the Ramsey County Board of Commissioners resolved that a Project Labor Agreement shall not be used for the Ramsey County Courthouse/Saint Paul City Hall roof improvement project (B2022-043).

**Attachments**

1. Agreement with Central Roofing Company