



1/13/2025

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# Consideration to Award a Contract for the Construction of the Bonita Valley Reservoir Control Building Roof Replacement to JNH Construction, Inc.

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# Project Location



# Project Scope

- Removal and replacement of the roofing system damaged by dry rot and termite damage at the Bonita Valley Reservoir Control Building
- Prepare, prime and paint metal & wood members
- Remove and Replace Electrical Lighting and Conduit for CCTV
- Prepare and Paint all Stucco



# Project Scope



# Background

- Total Project Budgeted-\$150,000

- Project Included in the FY2024-25 Detailed Work Plan
- Engineer's Estimate Approximately \$150,000
- Project Advertised for Bid on 11/1/2024
- Pre-Bid Meeting-Seven (7) Contractors attended
- Bid Opening on 11/22/2024 with Two (2) Bids Received



# Received Bids

Bidder	Bid Amount
JNH Construction, Inc.	\$ 295,840
Schott Roofing, Inc.	\$ 302,174

- JNH Construction, Inc. submitted the apparent low bid
- The bids received exceeded both the engineer's construction estimate and the project's allocated budget of \$150,000
  - Only Two Bids Received from 25 Registered Bidders  
(7 Contractors Attended Pre-Bid Meeting)



# Review of Bids and Plans for Estimating Costs

- Roof Structure Un-Assessed Damage
- Highly Volatile Lumber Prices
- Clay Tile Rarity
- Pattern of Receiving Higher Bids in other projects advertised for construction is not specific to the Authority. This has been seen on other projects from nearby public agencies.

## **Cost Estimation for Future Projects**

- Closely Monitor Market conditions
- Frequently Update Material/Labor Costs
- Include Healthy Contingency on the Projects with Potential Risks/Unforeseen Conditions
- Regularly Adjusting Estimates and Plans as New Information Arises





# Fiscal Impact

Bonita Valley Reservoir Control Building Roof Replacement (20194018)	
Total project budget	\$150,000
Requested transfer from San Miguel Pipeline Construction Project (20244011) <sup>1)</sup>	93,773
Requested transfer from Street Improvement Project (20254007) <sup>2)</sup>	<u>64,667</u>
Available Project balance:	\$308,440
Less project costs:	
Construction contract amount <sup>3)</sup>	<295,840>
Construction Management and Inspection <sup>4)</sup>	<u>&lt;12,600&gt;</u>
Project budget balance	\$0
1) Project 20244011 has been completed and has \$93,773 leftover in funds.	
2) Current balance of \$399,897 after encumbrances for projects in this Fund. Anticipated budget surplus in excess of \$200,000 by end of FY.	
3) Lowest responsive and responsible bid by JNH Construction, Inc.	
4) Performed by Project Professionals Corporation (PPC) under a previously Board approved on-call construction management and inspection contract.	





# Options and Recommendation

1. Award a contract for the construction of the Bonita Valley Reservoir Control Building Roof Replacement Project to JNH Construction Inc. of Oceanside, CA for an amount of \$295,840; and allocate \$93,773 from the 16-inch San Miguel Pipeline Construction Project Fund and \$64,667 from the Street Improvement Fund.
2. Reject all bids and re-advertise the Project once additional funding for the Project is secured.
3. Other direction as determined by the Governing Board.

**Staff recommends Option 1**



# Questions?

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