

RESOLUTION NO. 2024-52

AUTHORIZING CONTRACT NO. 2024-063 WITH WARREN ROOFING & INSULATING, LLC FOR PROJECT NO. 20.04 – MAIN OFFICE BUILDING ROOF REPLACEMENT IN AN AMOUNT NOT TO EXCEED \$940,000.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Greater Cleveland Regional Transit Authority (“Authority”) deems it necessary to acquire construction services for Project 20.04 – Main Office Building Roof Replacement; and

WHEREAS, the bid of Warren Roofing & Insulating, LLC, located at 7015 Krick Road, Walton Hills, Ohio 44146, was received on May 30, 2024 in an amount not to exceed \$940,000.00; and

WHEREAS, the Authority’s General Manager, Chief Executive Officer deems the bid of Warren Roofing & Insulating, LLC to be the lowest responsive bid from a responsible bidder 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 Warren Roofing & Insulating, LLC for Project No. 20.04 – Main Office Building Roof Replacement be and the same is hereby accepted.

Section 2. That the General Manager, Chief Executive Officer of the Authority be and she is hereby authorized to enter into a contract with Warren Roofing & Insulating, LLC for Project No. 20.04 – Main Office Building Roof Replacement.

Section 3. That said contract shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to Capital Grant OH-2023-042-307, in an amount not to exceed \$940,000.00 (\$752,000.00 in federal funds, which represents 80% of 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, if any; the Affirmative Action Plan adopted by the Board of Trustees; bonding and insurance requirements and all applicable laws relating to contractual obligations of the Authority.

Section 5. That the Authority’s Board of Trustees expects that Warren Roofing & Insulating, LLC will attempt to exceed the 14% minimum DBE goal assigned to this procurement.

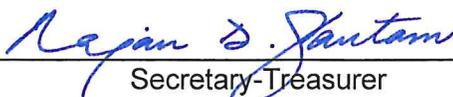
Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: July 30, 2024



President

Attest:



Secretary-Treasurer



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| TITLE/DESCRIPTION: CONTRACT: PROJECT NO. 20.04 – MAIN OFFICE BUILDING ROOF REPLACEMENT VENDOR: WARREN ROOFING & INSULATING, LLC AMOUNT: \$940,000.00 | Resolution No.: 2024-52 |
| | Date: July 25, 2024 |
| | Initiator: Engineering & Project Development Department |
| 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 Greater Cleveland Regional Transit Authority (“Authority”) to enter into a contract to provide construction services for the Main Office Building Roof Replacement project.
- 2.0 **DESCRIPTION/JUSTIFICATION:** The Authority has the need to replace the existing roof system on the Main Office Building in its entirety. This work includes, but is not limited to, removal and installation of insulation, installation of a 2-ply modified system, fan, piping, ladder modification, and skylight installation.
- 3.0 **PROCUREMENT BACKGROUND:** The Invitation for Bid (“IFB”) was posted on the Authority’s Procurement website and advertised in the local newspapers. Nine (9) interested parties, including potential subcontractors, downloaded the solicitation package. Four (4) bids were received and opened on May 30, 2024, as follows:

| Company Name | Total Base Bid |
|--|----------------|
| Warren Roofing & Insulating, LLC | \$940,000.00 |
| A.W. Farrell & Son, Inc. | \$1,192,000.00 |
| Architectural Siding, Trim and Roofing, Inc. | \$1,297,845.00 |
| Terik Roofing, Inc. | \$1,348,844.00 |

The basis of award is the lowest responsive bid from a responsible bidder for the total base bid price. Warren Roofing & Insulating, LLC was determined to be a responsible bidder. The Total Base Bid price of \$940,000.00 from Warren Roofing & Insulating, LLC is 34.09% less than the engineer’s estimate of \$1,426,274.35.

A price analysis has been performed, and the bid of Warren Roofing & Insulating, LLC has been determined by the Procurement Department to be fair and reasonable to the Authority.

- 4.0 **AFFIRMATIVE ACTION/ DBE BACKGROUND:** All Affirmative Action requirements have been met. A 14% DBE participation goal was established for this procurement. Warren Roofing & Insulating, LLC has committed to achieving the DBE goal through the utilization of All Contractor’s Supply (Caucasian female-owned) in the amount of \$220,000.00 (\$132,000.00 x 60%) for DBE participation of \$132,000.00 or 14%.
- 5.0 **POLICY IMPACT:** Does not apply.

- 6.0 ECONOMIC IMPACT: This contract shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to Capital Grant OH-2023-042-307, in an amount not to exceed \$940,000.00 (\$752,000.00 in federal funds, which represents 80% of total cost).
- 7.0 ALTERNATIVES: Reject this bid. Rejection of this bid would allow for existing leakage issues with the roof to continue and worsen.
- 8.0 RECOMMENDATION: This procurement was discussed by the Board of Trustees at the July 9, 2024 Operational Planning and Infrastructure Committee meeting. It is recommended that the bid from Warran Roofing & Insulating, LLC be accepted and the resolution adopted authorizing the General Manager, Chief Executive Officer 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.



General Manager, Chief Executive Officer