



STAFF REPORT

TO: Board of Commissioners
FROM: Chris Munson, Facilities Manager
DATE: April 26, 2022
SUBJECT: Harford Pier Canopy Contract Award Adjustment

Recommendation / Proposed Motion

- Motion: Authorize Harbor Director, or designee, to increase the roof replacement contract with Quaglino Roofing by up to \$80,000 to repair and replace unforeseen damage to the Harford Pier Canopy, for an amended contract maximum of \$249,375.

Policy Implications

- Harbor Commission approves all expenditures over \$5,000.

District Major Objective/Goal

Objective 3: Keep Harford Pier open and optimize use.

Fiscal Implications / Budget Status

- The FY 2021/2022 budget includes \$300,000 for the Harford Pier Redevelopment Capital Project, which includes roof repairs. Amending the contract will not result in an increase to the budget line item.

Alternatives Considered

The following actions were considered, but not recommended at this time:

- None at this time.

Background

In September 2021, the Board awarded Quaglino Roofing the Harford Pier Canopy Roof Replacement contract as the lowest bid. The contract was for up to \$169,375, which included \$19,500 for a fall protection system, and \$20,500 to replace damaged tongue and groove (T&G) and wood sheeting as needed. Since the amount of damage was unknown, the bids included a price per lineal foot of T&G and a price per board of wood

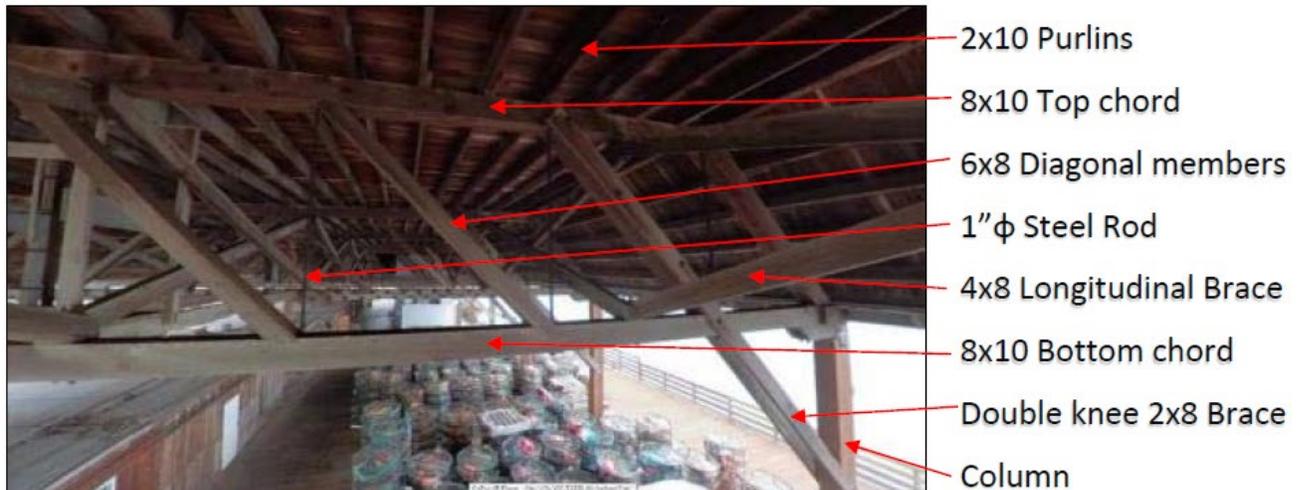
sheeting. The core sample of the roof taken during the job walk did not show any wood sheeting, so it was assumed that none would need to be replaced. It was estimated about 10-20% of the T&G would need to be replaced, based on assessments from Moffatt & Nichol and District staff, and the contract limit was set based on these assumptions

Discussion

During the demolition of the old canopy roof, it was discovered that there was indeed wood sheeting underneath the sloped portions of the roof. The sample was taken from the flat portion where there wasn't any. Complicating this, the wood sheeting was placed on top of a previous roof system. This finding significantly increases the project cost due to the need to remove the additional old roof system and replace wood sheeting for a good portion of the canopy.

Part of the project includes District staff replacing damaged purlins, which are the canopy supports beneath the T&G. Prior to demolition, Moffatt & Nichol and District staff had identified purlins that were damaged. As the roofer has been removing the T&G for the purlins, it has been crumbling apart. They have been saving what they can, but much of it has dry rot, water damage, and/or termite damage. The amount of T&G needing replacement will exceed the initial project estimate.

Figure 1: Typical Elements of a Canopy Truss, showing relation to the purlins



While the full extent of the damage and its associated costs are unknown, the roofer is confident it should not exceed the proposed increase of \$80,000. With this increase, the project remains within the current budget. Waiting until Quaglino has a more definitive estimate will further prolong the project and its associated disruptions.



Figure 2: Harford Pier Canopy with T&G removed to replace purlins

Conclusion

Staff recommends the Board approve the adjustment to the roof replacement contract with Quaglino Roofing for up to \$80,000 to repair and replace unforeseen damage to the Harford Pier Canopy. The work will be completed at the per-unit price quoted in the initial bid. The increase is due to higher-than-anticipated sheeting and T&G replacement, as well as additional labor to remove the prior roof system.

Staff will do its due diligence to ensure that the roofer is repairing only what is necessary and to minimize the final contract costs. Approving the adjustment will ensure that the canopy is properly repaired and on schedule, resulting in an extended lifespan of the canopy and limited disruptions to pier access.