



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

Office of the Executive Director

Item 8C
ACTION CALENDAR
March 11, 2010

To: Honorable Chairperson and
Members of the Berkeley Housing Authority Board

From: *For* Tia M. Ingram, Executive Director

Subject: Amending the contract with IMR Roofing, increasing the contract authority by \$4,194, for a total of \$92,694.

RECOMMENDATION

Authorize the Executive Director to execute a contract amendment with IMR Roofing increasing the contract authority by \$4,194, for a total not to exceed \$92,694, for replacement of the asphaltic shingle roofing at 15 units in the Low Income Public Housing Program, including the required building permit fees.

BACKGROUND

The 61 units of Low Income Public Housing were constructed in the 1980's and many have the original roofs or highly weathered re-roofs. The condition of the roofs was cited in the April 2009 Physical Needs Assessment.

In January 2010, IMR was awarded a contract for the 15 roofs specified in the initial Request for Proposals.

This change order provides for replacement of rear roofing that was detaching from one unit, and the cost of required building permits.

FISCAL IMPACTS OF RECOMMENDATIONS

\$4,194, American Recovery and Reinvestment Act (ARRA) Funding.

CONTACT PERSON

Tia M. Ingram, Executive Director, 981-5471
Charles Pick, Contract Architect

Attachment

1. Resolution
2. Change Orders

RESOLUTION NO. 10-

AUTHORIZING AMENDMENT OF THE CONTRACT WITH IMR ROOFING;
INCREASING THE CONTRACT AMOUNT BY \$4,194, FOR A TOTAL NOT TO EXCEED
\$92,694, FOR REPLACEMENT OF ROOFING AT 15 UNITS IN THE LOW INCOME
PUBLIC HOUSING PROGRAM.

WHEREAS, the condition of the low income public housing roofs were noted as an area of concern in the Physical Needs Assessment; and

WHEREAS, the Housing Authority does not have sufficient funds to replace all of the roofs throughout the housing stock at this time; and

WHEREAS, staff reviewed maintenance work order requests and performed field assessments to identify the roofs most in need of immediate repair; and

WHEREAS, IMR Roofing submitted the low bid to complete necessary roofing upgrades at the 15 most distressed units; and

WHEREAS, a change order is required to include repair/replacement of one roofing element that was separating from the rear of one of the units; and

WHEREAS, BHA's architect recommends approval of the work order as necessary to properly complete the project.

NOW THEREFORE, BE IT RESOLVED, that the Executive Director is authorized to amend the contract, increasing the amount by \$4,194, for a total of \$92,694, for roofing replacement at 15 units in the Low Income Public Housing Program.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on March 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

CHANGE ORDER# 1

Owner Berkeley Housing Authority
 Architect Basis Architecture
 Contractor IMR Contractor Corp.

PROJECT:

Berkeley Housing Authority
 1901 Fairview Street
 Berkeley, California 94703

TO CONTRACTOR:

IMR Contractor Corp
 24967 Huntwood Avenue
 Hayward, California 94544

CHANGE ORDER NO. 1

Date: March 4, 2010
 Contract Date: January 27, 2010

You are directed to make the following changes in this Contract:

See attached Architect memorandum.

Repair a rear roof that is detaching from the building.

CO NO. 1	\$685.40
Total	<u>\$685.40</u>

Not valid until signed by the Owner, the Architect and the Contractor
 Signature by the Contractor indicates agreement herewith, including any adjustment in
 the Contract Sum of the Contract Time.

The original (Contract Sum) was	\$88,500.00
Net Change by previously authorized Change Orders	\$0.00
The Contract Sum prior to the Change Order	\$88,500.00
The Contract Sum will be increased by this Change Order	

in the amount of
The New Contract Sum including this Change Order will be
The Contract Time will be unchanged

\$685.40
\$89,185.40

Basis Architecture and Consulting, Inc.
ARCHITECT
1001 D Street Suite 202
San Rafael, California 94901

By:



Charlie Pick
Date: March 4, 2010

CONTRACTOR
IMR Contractor Corp
24967 Huntwood Avenue
Hayward, California 94544

By: *Moses Avile*



Date: 3/05/2010, 2010

Berkeley Housing Authority
OWNER
1901 Fairview Street
Berkeley, California 94703

By:



Tia Ingram
Date: March 5, 2010

March 2, 2010

Berkeley Housing Authority
1901 Fairview Street
Berkeley, California 94703 – 2718

Attn: Jesusa Eva Yturalde

Roofing Replacements and Associated Work

at
Berkeley Housing Authority
Scattered Site Properties
Berkeley, California

CHANGE ORDER REQUEST FROM SONRISE ROOFING

For
Obligations and Expenditures of Recovery Act Capital Fund Grants
OSAR Part 1

A field observation at the start of work on the OSAR Part 1 scope of work was performed on Monday, March 1, for the work under contract between Berkeley Housing Authority and IMR Contractor Corporation. At that time, it was observed that the “rear” shed roof on the property at 1502 7th Street is “pulling away” from the face of the building. See the attached photograph.

I am asking IMR Contractor to prepare a Change Order #1 to correct the structural connection of the roof framing to the building for a total, firm, fixed price.

I am copying IMR Contractor Corp. with this request and asking them to submit Change Order #1 for review and approval to our office which I will forward to you so that you may have Baljit Khosa obligate the funds.

*Basis
Architecture
&
Consulting Inc.*

*1005 D Street
Suite 202
San Rafael
California
94901*

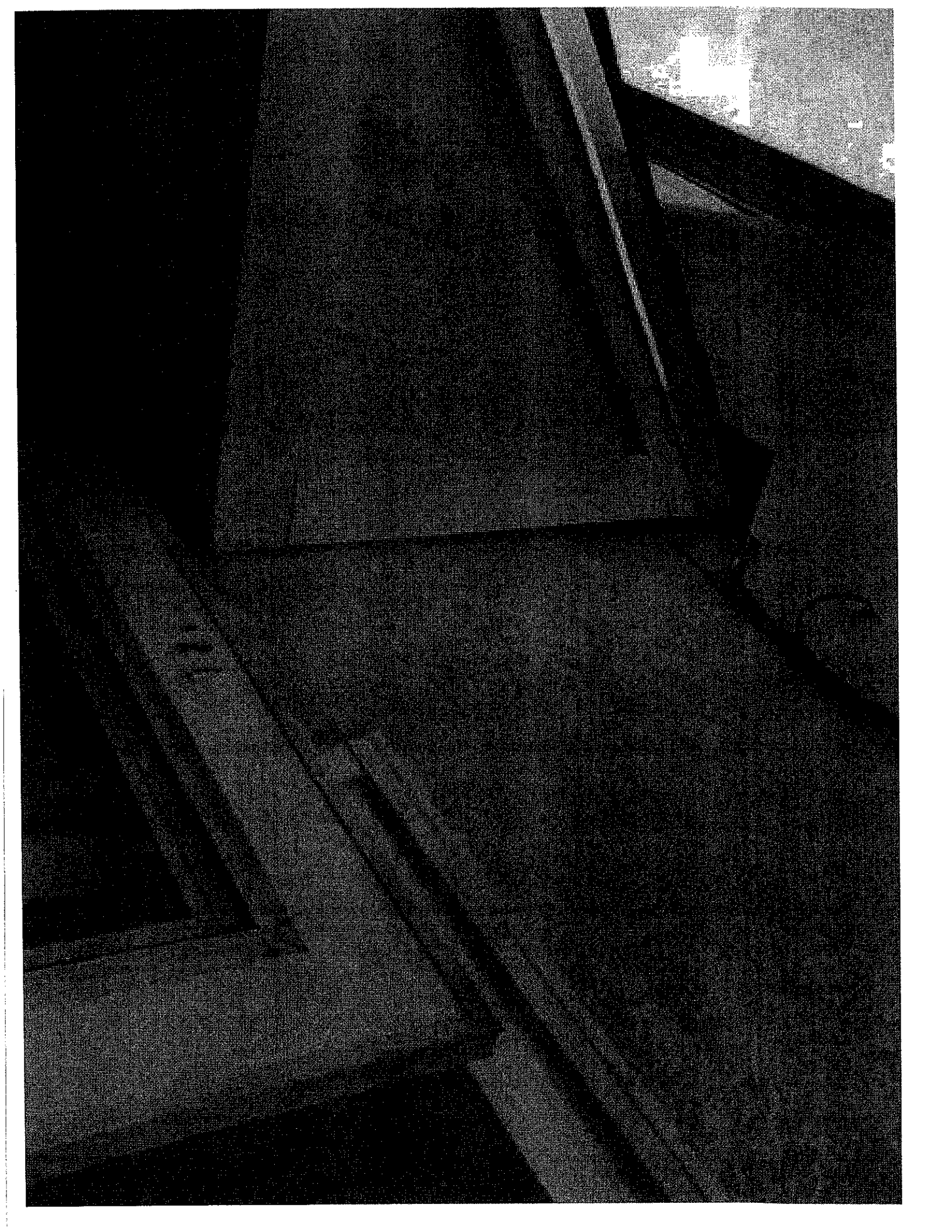
*Tel:
415-457-6035*

*Fax:
415-457-6036*

By:



Charles Pick
Basis Architecture and Consulting, Inc.





March 9, 2010

Berkeley Housing Authority
1901 Fairview Street
Berkeley, California 94703 – 2718

Attn: Jesusa Eva Yturralde

Roofing Replacements and Associated Work
at
Berkeley Housing Authority
Scattered Site Properties
Berkeley, California

IMR Contractor Corp. CHANGE ORDER #1
For
Obligations and Expenditures of Recovery Act Capital Fund Grants
OSAR Part 1

DOCUMENTATION

In accordance with Section 11.1.B.4 of the Procurement Handbook 7460.8 Rev2,
and OSAR Checklist for LOCCS disbursements;

1. Description of Modification.

The description of the modification is duplicated and reproduced hereafter:

A field observation at the start of work on the OSAR Part 1 scope of work was performed on Monday, March 1, for the work under contract between Berkeley Housing Authority and IMR Contractor Corporation. At that time, it was observed that the "rear" shed roof on the property at 1502 7th Street is "pulling away" from the face of the building. See the attached photograph.

I am asking IMR Contractor to prepare a Change Order #1 to correct the structural connection of the roof framing to the building for a total, firm, fixed price.

I am copying IMR Contractor Corp. with this request and asking them to submit Change Order #2 for review and approval to our office which I will forward to you so that you may have Baljit Khosa obligate the funds.

*Basis
Architecture
&
Consulting Inc.*

*1005 D Street
Suite 202
San Rafael
California
94901*

*Tel:
415-457-6035*

*Fax:
415-457-6036*

2. Justification of the Modification

The modification was requested because the rear roof of the property at 1502 7th Street was detaching from the building, and posed a future life and safety hazard if not corrected.

3. Independent Cost Estimate

Basis Architecture estimated the costs for the repairs as follows:

Labor to expose existing conditions (including temporary shoring)	2 carpenters x 2 hours @ \$50.68/hr = \$202.72
Labor to repair	2 carpenters x 2 hours @ \$50.00/hr = \$202.72
Materials (misc. including replace soffit)	Lump sum allowance \$75.00
Touch up paint (labor and material)	Lump sum allowance \$75.00
Sub-total	\$555.44
Contractors Overhead	\$55.54
Contractors Profit	\$55.54
Total	\$666.52

4. Cost Reasonableness

Based upon a comparison of the estimated costs (\$666.52 vs. \$685.40) and the costs submitted in Change Order request #1, Basis determined the Contractor's proposed costs to be reasonable.

5. Cost/Scope Negotiations

The scope of work was determined during field observations on Monday, March 1, 2010, observing the start of the work at adjacent properties at 870 and 880 Jones Street. There were no negotiations.

6. Copy of the Executed Modification

A copy of the executed Change Order will be provided by the Berkeley Housing Authority.

7. Board Resolution

A copy of the Housing Authorities Board resolution will be provided by the Berkeley Housing Authority.

By:



Charles Pick
Basis Architecture and Consulting, Inc.

CHANGE ORDER

Owner Berkeley Housing Authority
Architect Basis Architecture
Contractor IMR Contractor Corp.

PROJECT:
Berkeley Housing Authority
1901 Fairview Street
Berkeley, California 94703

TO CONTRACTOR:
IMR Contractor Corp
24967 Huntwood Avenue
Hayward, California 94544

CHANGE ORDER NO. 2

Date: March 4, 2010
Contract Date: January 27, 2010

You are directed to make the following changes in this Contract:

Cost of permit fees not included in the original contract.

CO NO. 2	\$3,508.26
Total	\$3,508.26

Not valid until signed by the Owner, the Architect and the Contractor
Signature by the Contractor indicates agreement herewith, including any adjustment in
the Contract Sum of the Contract Time.

The original (Contract Sum) was	\$88,500.00
Net Change by previously authorized Change Orders	\$685.40
The Contract Sum prior to the Change Order	\$89,185.40

in the amount of
The New Contract Sum including this Change Order will be
The Contract Time will be unchanged

\$3,508.26
\$92,693.66

Basis Architecture and Consulting, Inc.
ARCHITECT
1001 D Street Suite 202
San Rafael, California 94901

By:



Charlie Pick
Date: March 4, 2010

CONTRACTOR
IMR Contractor Corp
24967 Huntwood Avenue
Hayward, California 94544

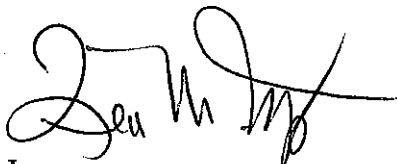
By: *Morses Avila*



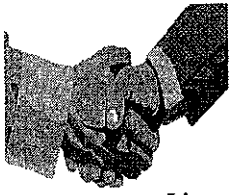
Date: 3/05, 2010

Berkeley Housing Authority
OWNER
1901 Fairview Street
Berkeley, California 94703

By:



Tia Ingram
Date: March 5, 2010



IMR CONTRACTOR CORP.

License # 783387
E-mail Address: IMRcontractor@yahoo.com

24967 Huntwood Ave., Hayward CA 94544
Tel (510) 293-0137 Fax (510) 293-0165

Date: March 4, 2010

Mr. Henry Messet
Basis Architecture & Consulting
Tel. No.: 415-457-6035
Fax No.: 415-457-6036

Subject: Berkeley Housing Authority Roofing Replacement - OSAR Part 1

Request For Potential Change Order (PCO) # 02

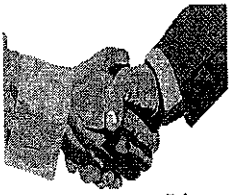
A.) Invoice for Building Permit -----	\$ 3,050.66
Mark-up/Overhead -----	\$ 457.60
TOTAL -----	\$ 3,508.26

Total Amount for this Change Order:
Three Thousand Five Hundred Eight and 26/100 (\$3,508.26)

Attached, please find copy of the Receipt.

Sincerely,

Noel Cailer
Project Estimator



IMR CONTRACTOR CORP.

License # 783387
E-mail Address: IMRcontractor@yahoo.com

24967 Huntwood Ave., Hayward CA 94544
Tel (510) 293-0137 Fax (510) 293-0165

Date: March 4, 2010

Mr. Henry Messet
Basis Architecture & Consulting
Tel. No.: 415-457-6035
Fax No.: 415-457-6036

Subject: Berkeley Housing Authority Roofing Replacement - OSAR Part 1

Request For Potential Change Order (PCO) # 02

A.) Invoice for Building Permit -----	\$ 3,050.66
Mark-up/Overhead ----	\$ 457.60
TOTAL -----	\$ 3,508.26

**Total Amount for this Change Order:
Three Thousand Five Hundred Eight and 26/100 (\$3,508.26)**

Attached, please find copy of the Receipt.

Sincerely,

Noel Cailer
Project Estimator