

CITY OF FLAGSTAFF**STAFF SUMMARY REPORT**

To: The Honorable Mayor and City Council

From: Sergio Enriquez, 779-7685 x7347
Public Works, Facilities Maintenance Superintendent

Date: May 19, 2008

Meeting Date: June 3, 2008

TITLE: Authorization to use Mohave Educational Cooperative Purchasing Contract #04E-CENT-0901 for roof replacement at the Main Library, 300 W. Aspen.

RECOMMENDED ACTION:

Authorize payment in the amount of \$196,433.44 plus tax plus a 5 percent contract allowance to Mohave Educational Services Cooperative per the attached scopes of work.

ACTION SUMMARY:

We are recommending utilizing Mohave Educational Services Cooperative "MESC" bid for Job Order Contracting "JOC" to make the necessary roof replacement at the Main Library, 300 W. Aspen.

MESC went through an extensive proposal process in which they selected contractors to provide construction services under the alternative construction delivery method, Job Order Contracting. A long-term master contract has been established with standard specifications and pricing based upon a coefficient that is applied to a Unit Price Book (RS Means) for the various tasks and supplies to be provided by each of the selected contractors.

The actual contract with Centennial is managed by MESC with payment made to MESC for the work performed and accepted by the City of Flagstaff.

DISCUSSION:**Background/History:**

We are proposing to use Centennial Contractors Enterprises Inc (a local contractor) for this JOC contract. The City has used Centennial on a number of other JOC projects and the results have all been very good. Centennial specializes in the management and performance of Job Order Contracting, with over ten years of JOC experience. Centennial has made a commitment to Flagstaff by opening a local office, staffed with three employees from Flagstaff. In addition, whenever possible they utilize local subcontractors to perform the work; on this project they will select Noah's Roofing, a local roofing contractor certified to install Duro-Last rubber membrane roofing.

Key Considerations:

By utilizing the MESC JOC contract we are able to compress the amount of time it takes to complete projects of this type. If we were to use the traditional construction bid method we would need to hire an architect to prepare plans and specifications to secure competitive bids from contractors. This process would add approximately 120 to 160 days to completion of the project.

The roof in this building is over 20-years old and has been leaking for the last 5-years. The leaks in these flat areas have damaged many books and archived/historical items. The losses range in thousands of dollars.

Community Benefits and Considerations:

The approval will allow us to provide a dry climate for our patrons and staff and also our books, historical material, computers, and furniture.

The approval will allow us to move forward with necessary major repairs and improvements to City facilities in a cost effective manner.

Community Involvement:

Not Applicable

Financial Implications:

The funds for this project will come from two sources. Facilities will be paying for \$150,000 of the repair cost from account 001 2903 541 3850, Building Structures and Materials. This account is reserved for Major Capital Improvements. Library funding, account 030-1101-610-3850, will be used for the remaining balance of approximately \$50,000.


Options and Alternatives:

1. Complete repair work as a total one-time project for \$196,433.44 plus tax.
2. Complete repair work in a 3-year phase totaling \$238,525.00 plus tax (option not recommended due to increase costs over three years).
3. Utilize the traditional construction bid method and/or hire an architect to prepare plans and specifications and then secure competitive bids from contractors. This alternative will delay completion of the project by at least 120 days and the replacement window will be missed and pricing may exceed the contracted rates provided under MESC.

Attachments/Exhibits:

Attachment A – Centennial CCE Mohave Job Number 04E-CENT-0901, Delivery Order Proposal and Work Plan #66702-0918 dated 5.16.08.

Attachment B – Letter dated 4.21.08 with 3-year Phase pricing (highlighted).



 Department Head

INITIALS	RESPONSIBILITY	DATE	INITIALS	RESPONSIBILITY	DATE
<u> </u>	BIDS/PURCHASES	<u>5/22/08</u>	<u> </u>	FINANCE/BUDGET	<u> </u>
<u> </u>	GRANTS/CONTRACTS	<u> </u>	<u> </u>	IGAS	<u>5/19/08</u>
<u> </u>	LEGAL	<u> </u>	<u> </u>	FACILITIES	<u>5/21/08</u>
			<u> </u>	PUBLIC WORKS	

DATE OF COUNCIL APPROVAL: _____

Centennial
contractors enterprises, inc.

PROPOSAL

CCE Mohave Contract #: 04E-CENT-0901

Date: 05.16.2008

CCE# 66702-0918

Title: City of Flagstaff Main Library Roofing

Location: Flagstaff, Arizona

Burdened Means Cost:	\$ 194,942.13
Non-Prepriced:	\$ -
Design Services:	\$ -
Bond:	\$ 1,491.31

Total Proposal Cost: \$ 196,433.44 (Plus Applicable Sales Tax)

Proposal Data Calculation:

Total Means Cost	\$ 242,556
Coefficient	0.9 \$ 24,256
City Index	0.893 \$ 23,358
Burdened Means Cost	\$ 194,942

Proposal Data for Design Services:

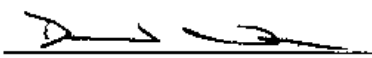
	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Architect	0	\$108.37	\$0.00
Landscape Architect	0	\$93.92	\$0.00
Civil (Structural) Engineer	0	\$108.37	\$0.00
Electrical Engineer	0	\$122.26	\$0.00
Mechanical (Fire Protection)	0	\$111.14	\$0.00
CAD Operator	0	\$65.30	\$0.00
Civil Engineering Technician	0	\$76.42	\$0.00
Mechanical Engineering Tech	0	\$77.80	\$0.00
Electrical Engineering Tech	0	\$83.35	\$0.00
Surveyor	0	\$59.73	\$0.00
Clerical	0	\$58.36	\$0.00
			<u>\$0.00</u>

Total Performance Time required: 60 Calendar Days after notice to proceed.

Progress Payments shall apply to this proposal for work in place and stored materials.

Price not valid after 60 days.

CENTENNIAL CONTRACTORS ENTERPRISES, Inc.


David Nixon
Assistant Project Manager

210 N. Park Street, Suite 210 Flagstaff, AZ 86001 www.cce-inc.com
office 928-773-0166 fax 928-773-0167



CENTENNIAL CONTRACTORS ENTERPRISES, INC.
JOC CONTRACT NO. 04E-CENT-0901

DELIVERY ORDER PROPOSAL
AND
WORK PLAN

Project: City of Flagstaff Main Library Roofing **Date:** 05.16.2008
CCE #: 66702-0918 **Location:** Flagstaff, AZ
Estimated Construction Duration: 60 Calendar Days **Owner Rep:** Sergio Enriquez
(Excluding Weather)
Description of Delivery Order: Re-roof main library flat roof

I. SCOPE OF WORK:

Design & Administration:

- Perform site investigations & programming meetings to develop project requirements
- Administrate all bidding, preconstruction, construction, permitting, & project completion activities
- Coordinate all construction scheduling to complete project within contract duration

Thermal and Moisture Protection:

NOTE: All work to be performed to the applicable standards of the current version of the Duro-Last General Specifications (see attachment) and will be inspected by a Duro-Last Quality Assurance Specialist to ensure compliance. Duro-Last Engineering to provide non-typical details which will be an addenda to the Duro-Last General Specifications

1. Clean flat roof thoroughly prior to start of work
2. Furnish and install separation mat over existing roof
3. Furnish and install 1/2" recovery board over separation mat
4. Re-work all roof drains using PVC Duro-Last "Boot"
5. Remove and haul off 27 skylights
6. Furnish and install 27 new skylights to match existing as close as possible
7. Furnish and install 50 mm single ply roofing over recovery board - color to be TAN with rough side down
8. Furnish and install wall, stack, and curb flashings as required
9. Remove and replace parapet wal. cap flashing

Assumptions & Clarifications:

1. Construction crews will have full access to Site during normal and non-normal working hours
2. There are no hazardous substances at the work site
3. Construction duration does not include design review, permitting, submittal approval, or long lead items
4. All building materials will be submitted for approval prior to material procurement
5. All changes not clearly defined on the drawings or in this work plan will be considered a change in scope and priced separately

6. Permits are not required
7. City of Flagstaff to provide roof drain cleaning services prior to roof installation
8. CCE is not providing Engineering services; CCE is deferring to design recommendations from Duro-Last
9. Duro-Last roofing system will be installed by an authorized Duro-Last contractor
10. Duro-Last will provide a 15 year materials and labor warranty to City of Flagstaff and CCE
11. Duro-Last Quality Assurance Specialist will ensure compliance with current Duro-Last specifications
12. There are no provisions in this contract to perform any work to the existing standing seam metal roof, window frames, or glazing

Exclusions:

1. Removing existing roof systems
2. New decking
3. New gutters/downspouts or work to existing gutters/downspouts
4. Thermal and/or moisture scan
5. All permits and associated fees
6. Asbestos inspection and/or abatement
7. Mold inspection and/or abatement
8. Work to existing roof structure
9. Work to existing Mechanical and/or Electrical equipment
10. Architectural or Engineering services
11. Cleaning or maintenance of roof drains and piping
12. Work to standing seam metal roof, windows, or glazing
13. Work to standing seam metal roof ridge skylights
14. Walk pads

II. TECHNICAL PLAN:

1. **Special or long lead-time equipment and materials:** Roofing materials - appx. 2 weeks
2. **Interface with existing structure:** Parking lot area will be used for staging during construction. All construction activities will be approved by building managers before construction begins.
3. **Outages:** None expected
4. **Possible disruption to building personnel and plans to minimize:** Parking lot area will be used for staging during construction. All construction activities will be approved by building managers before construction begins.
5. **Special Training/Orientation Requirements:** None
6. **Work to be performed during non-normal hours:** Some work may be performed during non-normal hours to minimize disruption to building personnel.
7. **Outage Coordination:** Building personnel shall be notified at least 24 hours in advance of anticipated outages.
8. **Safety Issues:** Library staff or patrons will not be permitted in construction area.
9. **Special Issues:** None

10. **Special Security Requirements:** None

11. **Significant Milestones:** Notice to Proceed

12. **Hazardous Materials:** None expected, planned for, nor priced in this proposal.

13. **Quality Assurance Considerations:** Industry Standard for this type of work. All materials, equipment, & workmanship will be approved by submittal process. Manufacturer warranties, construction bonds, & CCE project turn over procedures will be provided before owner occupancy.

III. STAFFING PLAN:

Project Manager: Scott Reiner
Assistant Project Manager: David Nixon
Superintendent: Scott Reiner/David Nixon
Engineering: Duro-Last
Safety & Quality Control: Joe Zaleski

IV. DETAILED COST ESTIMATE:

A. Wage Determination applicable to this order is **N/A**

V. CONSTRUCTIBILITY & VALUE ENGINEERING SUGGESTIONS:

None at this time

Centennial Contractors Enterprises, Inc.

Submitted By: David Nixon
Assistant Project Manager

66702-0918 COF Main Library Roofing

Report Date: May 14, 2008

Estimate Creation Date: April 09, 2008

Author : DN

Descr : Duro-last roof over existing

Notes :

Division: 01000000

General Requirements

Line #:	01 54 23.80 4000 M	Staging aids, nylon full body harness, lanyard & rope grab, buy					D/O:	0.000
Qty:	4.000	Crew:	Unit:	Ea.		Total:		
Lab. Hr:	0.000	Mat.:	\$226.60	Labor:	\$0.00	Equip:	\$0.00	
	0.000		\$906.40		\$0.00		\$906.40	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: safety - fall protection required at 6' perimeter

Line #:	01 54 23.80 4100 M	Staging aids, rope for safety line, 5/8" x 100' nylon, buy					D/O:	0.000
Qty:	5.000	Crew:	Unit:	Ea.		Total:		
Lab. Hr:	0.000	Mat.:	\$60.50	Labor:	\$0.00	Equip:	\$0.00	
	0.000		\$302.50		\$0.00		\$302.50	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: safety - rope at perimeter edge

Line #:	01 54 23.80 5430 M	Staging aids, installation only of temporary roof ridge anchor					D/O:	64.000
Qty:	100.000	Crew:	CARP	Unit:	Ea.	Total:		
Lab. Hr:	0.125	Mat.:	\$0.00	Labor:	\$7.89	Equip:	\$0.00	
	12.500		\$0.00		\$789.37		\$789.37	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: safety - cost of (2) standing seam roof anchors - tie off points for perimeter work

Line #:	01 54 33.40 2050 M	Rent forklift, for rough terrain, 42' lift, 35' reach, 9000 lb., 110 H					D/O:	0.000
Qty:	3.000	Crew:	Unit:	Ea.		Total:		
Lab. Hr:	0.000	Mat.:	\$0.00	Labor:	\$450.00 *	Equip:	\$478.06	
	0.000		\$0.00		\$1,350.00		\$1,434.18	
							\$2,784.18	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: material handling
2008 RSmeans FCCD Eqlt - labor form back of book

Line #:	01 54 33.40 6420 M	Rent portable toilet chemical, recycle, flush type					D/O:	0.000
Qty:	45.000	Crew:	Unit:	Ea.		Total:		
Lab. Hr:	0.000	Mat.:	\$0.00	Labor:	\$0.00	Equip:	\$16.17	
	0.000		\$0.00		\$0.00		\$272.65	
							\$272.65	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: 1 month rental

66702-0918 COF Main Library Roofing

Report Date: May 14, 2008

Estimate Creation Date: April 09, 2008

Line #: 01 54 33.40 6800 M	Rent trailer, platform, flush deck 3 axle, 75 ton						
Qty:	4.000	Crew:		Unit:	Ea.	D/O:	0.000
Lab. Hr:	0.000	Mat.:	\$0.00	Labor:	\$367.50 *	Equip:	\$207.46
	0.000		\$0.00		\$1,470.00		\$829.84
							\$2,299.84

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: truck in pre-fabricated roof system from Michigan
2008 FCCD Trhv - labor from back of book

Line #: 01 54 33.60 0120 M	Lifting and hoisting equipment rental; aerial lift truck, 2 pers, 80'						
Qty:	10.000	Crew:		Unit:	Ea.	D/O:	0.000
Lab. Hr:	0.000	Mat.:	\$0.00	Labor:	\$480.00 *	Equip:	\$676.06
	0.000		\$0.00		\$4,800.00		\$6,760.60
							\$11,560.60

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: placing materials
RSMMeans 2008 FCCD Eqmd - labor from back of book

Line #: 01 56 23.10 1200 M	Barricades, guardrail, portable metal with base pads, buy						
Qty:	405.000	Crew:		Unit:	L.F.	D/O:	0.000
Lab. Hr:	0.000	Mat.:	\$14.47	Labor:	\$0.00	Equip:	\$0.00
	0.000		\$5,858.33		\$0.00		\$0.00
							\$5,858.33

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: safety line 6' in from edge

Line #: 01 74 13.20 0052 M	Cleanup of floor area, continuous, per day, during const.						
Qty:	60.000	Crew:	A5	Unit:	M.S.F.	D/O:	16.000
Lab. Hr:	1.125	Mat.:	\$1.87	Labor:	\$56.14	Equip:	\$3.08
	67.500		\$112.20		\$3,368.25		\$184.80
							\$3,665.25

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: clean roof prior to and during install - 20,095 sf X 3 days

General Requirements

Mat.: \$7,179.43 Labor: \$11,777.62 Equip: \$9,937.07 Labor Hrs: 80.000

Division Total: \$28,894.12

Division: 04000000

Masonry

Line #: 04 72 10.10 0800 M	Coping, stock units, aluminum, for 12" wall						
Qty:	405.000	Crew:	D1	Unit:	L.F.	D/O:	80.000
Lab. Hr:	0.200	Mat.:	\$0.00 *	Labor:	\$11.31	Equip:	\$0.00
	81.000		\$0.00		\$4,580.55		\$0.00
							\$4,580.55

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: parapet coping - remove and replace, no material in this line

66702-0918 COF Main Library Roofing

Report Date: May 14, 2008

Estimate Creation Date: April 09, 2008

Masonry

Labor Hrs: 81.000

Mat.: \$0.00 Labor: \$4,580.55 Equip: \$0.00 Division Total: \$4,580.55

Division: 05000000

Metals

Line #: 05 05 23.10 0300 M Bolts & hex nuts, steel, A307, 1/4" diameter, 2" long
 Qty: 1,472.000 Crew: SSWK Unit: Ea. D/O: 130.000
 Lab. Hr: 0.061 Mat.: \$0.13 Labor: \$4.96 Equip: \$0.00 Total: \$5.09
 89.792 \$194.30 \$7,300.97 \$0.00 \$7,495.28

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 6080 - 1105 lf @ 1.5' O.C. X 2 - includes "tab"

Line #: 05 05 23.10 0300 M Bolts & hex nuts, steel, A307, 1/4" diameter, 2" long
 Qty: 540.000 Crew: SSWK Unit: Ea. D/O: 130.000
 Lab. Hr: 0.061 Mat.: \$0.13 Labor: \$4.96 Equip: \$0.00 Total: \$5.09
 32.940 \$71.28 \$2,678.35 \$0.00 \$2,749.63

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 6030- 405 lf @ 1.5' O.C. X 2 - includes "tab"

Line #: 05 05 23.10 0300 M Bolts & hex nuts, steel, A307, 1/4" diameter, 2" long
 Qty: 20.000 Crew: SSWK Unit: Ea. D/O: 130.000
 Lab. Hr: 0.061 Mat.: \$0.13 Labor: \$4.96 Equip: \$0.00 Total: \$5.09
 1.220 \$2.64 \$99.20 \$0.00 \$101.84

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 2030 - 10 scuppers X 2 ea.

Line #: 05 05 23.30 0100 M Lag screws, steel, 3/8" diameter, 3" long
 Qty: 3,141.000 Crew: CARP Unit: Ea. D/O: 150.000
 Lab. Hr: 0.053 Mat.: \$0.31 Labor: \$3.37 Equip: \$0.00 Total: \$3.67
 166.473 \$967.43 \$10,571.98 \$0.00 \$11,539.41

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last specification for mechanically fastened roofs- 18" OC in rows 60" apart

Note: actual construction includes 5" screws

Line #: 05 05 23.30 0200 M Lag screws, steel, 1/2" diameter, 3" long
 Qty: 3,139.000 Crew: CARP Unit: Ea. D/O: 130.000
 Lab. Hr: 0.061 Mat.: \$0.51 Labor: \$3.88 Equip: \$0.00 Total: \$4.39
 191.479 \$1,588.33 \$12,190.93 \$0.00 \$13,779.27

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 1020 - 20095 sf X 5 screws per sheet, figure 4' X 8'

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Report Date: May 14, 2008

Estimate Creation Date: April 09, 2008

Line #: 05 05 23.35 0200 M	Machine screws, steel, round head, #10 x 1" long						D/O:	4.000
Qty:	4.500	Crew:	CARP	Unit:	C			
Lab. Hr:	2.000	Mat.:	\$4.33	Labor:	\$126.30	Equip:	\$0.00	
	9.000		\$19.50		\$568.35		\$0.00	
							\$130.63	
							\$587.85	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 6050 - 405 lf of coping cap @ 24" OC X 2

Metals				Labor Hrs:	490.904
Mat.:	\$2,843.49	Labor:	\$33,409.78	Equip.:	\$0.00
				Division Total:	\$36,253.27

Division: 06000000 Wood, Plastics, and Composites

Line #: 06 11 10.24 9000 M	Framing miscellaneous minimum labor/equipment charge						D/O:	4.000
Qty:	1.000	Crew:	CARP	Unit:	Job			
Lab. Hr:	2.000	Mat.:	\$0.00	Labor:	\$126.30	Equip:	\$0.00	
	2.000		\$0.00		\$126.30		\$0.00	
							\$126.30	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: SAFETY 2X4 frame on skylight caps

Line #: 06 11 10.30 9000 M	Framing roof minimum labor/equipment charge						D/O:	4.000
Qty:	1.000	Crew:	CARP	Unit:	Job			
Lab. Hr:	2.000	Mat.:	\$0.00	Labor:	\$126.30	Equip:	\$0.00	
	2.000		\$0.00		\$126.30		\$0.00	
							\$126.30	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: misc. framing at skylight to be sheathed

Line #: 06 16 36.10 0302 M	Plywd shing on roof cdx 3/4" thick						D/O:	1,200.000
Qty:	576.000	Crew:	CARP	Unit:	S.F.			
Lab. Hr:	0.013	Mat.:	\$0.96	Labor:	\$0.84	Equip:	\$0.00	
	7.488		\$551.23		\$483.38		\$0.00	
							\$1,034.61	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Plywood sheathing over all skylights in each area - arca "B" has the most w/ 18 each

Line #: 06 16 36.10 9000 M	Sheathing, minimum labor/equipment charge						D/O:	2.000
Qty:	1.000	Crew:	CARP	Unit:	Job			
Lab. Hr:	4.000	Mat.:	\$0.00	Labor:	\$252.60	Equip:	\$0.00	
	4.000		\$0.00		\$252.60		\$0.00	
							\$252.60	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: sheathing over existing skylight

Wood, Plastics, and Composites				Labor Hrs:	15.488
Mat.:	\$551.23	Labor:	\$988.58	Equip.:	\$0.00
				Division Total:	\$1,539.81

66702-0918 COF Main Library Roofing

Report Date: May 14, 2008

Estimate Creation Date: April 09, 2008

Division: 07000000

Thermal and Moisture Protection

Line #:	07 05 05.10 0200 M	Waterproofing demolition, scrape off vertical waterproofing, to 1/2" t							
Qty:	1,000.000	Crew:	CLAB	Unit:	S.F.	D/O:	2,000.000		
Lab. Hr:	0.008	Mat.:	\$0.00	Labor:	\$0.40	Equip:	\$0.00	Total:	\$0.40
	8.000		\$0.00		\$400.00		\$0.00		\$400.00

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: labor to prep under flashings, curbs where previously patched

Line #:	07 22 16.10 0020 M	Roof deck insulation, fiberboard low density, 1/2" thick R1.39							
Qty:	20,095.000	Crew:	ROFC	Unit:	S.F.	D/O:	1,000.000		
Lab. Hr:	0.008	Mat.:	\$0.26	Labor:	\$0.48	Equip:	\$0.00	Total:	\$0.74
	160.760		\$5,305.08		\$9,549.14		\$0.00		\$14,854.22

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: 1/2" recovery board over felt liner

Line #:	07 26 10.10 2100 M	Building paper, asphalt felt roof deck vapor barrier, class I metal de							
Qty:	225.000	Crew:	ROFC	Unit:	Sq.	D/O:	37.000		
Lab. Hr:	0.216	Mat.:	\$16.61	Labor:	\$12.84	Equip:	\$0.00	Total:	\$29.45
	48.600		\$3,737.25		\$2,889.50		\$0.00		\$6,626.75

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: felt membrane over existing roof, includes slip sheet at existing termination

Line #:	07 54 19.10 8800 M	Single-ply memb, reinf PVC, 48 mils, mechanically attached							
Qty:	200.950	Crew:	G5	Unit:	Sq.	D/O:	35.000		
Lab. Hr:	1.143	Mat.:	\$115.60	Labor:	\$61.89	Equip:	\$5.20	Total:	\$183.69
	229.686		\$23,430.77		\$12,436.39		\$1,045.54		\$36,912.71

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: 50 mil single ply roof - mechanically attached with fastening strips - no screws in this line

Line #:	07 65 10.10 0200 M	Flashing, aluminum, mill finish, .040" thick							
Qty:	1,105.000	Crew:	ROFC	Unit:	S.F.	D/O:	145.000		
Lab. Hr:	0.055	Mat.:	\$0.00 *	Labor:	\$3.28	Equip:	\$0.00	Total:	\$3.28
	60.775		\$0.00		\$3,623.07		\$0.00		\$3,623.07

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: labor only to remove knee caps and cut existing sounter flashing at existing system
1105 sf

66702-0918 COF Main Library Roofing

Report Date: May 14, 2008

Estimate Creation Date: April 09, 2008

Line #: 07 65 10.10 0200 M	Flashing, aluminum, mill finish, .040" thick						D/O:	145.000
Qty: 1,105.000	Crew: ROFC	Unit: S.F.				Total:	\$3.28	
Lab. Hr: 0.055	Mat.: \$0.00 *	Labor: \$3.28	Equip: \$0.00			Total:	\$3.28	
60.775	\$0.00	\$3,623.07	\$0.00			Total:	\$3,623.07	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: labor only to remove knee caps and cut existing counter flashing at existing system
1105 sf

Line #: 07 65 10.10 0300 M	Flashing, aluminum, mill finish, .050" thick						D/O:	145.000
Qty: 1,105.000	Crew: ROFC	Unit: S.F.				Total:	\$5.69	
Lab. Hr: 0.055	Mat.: \$2.41	Labor: \$3.28	Equip: \$0.00			Total:	\$5.69	
60.775	\$2,661.95	\$3,623.07	\$0.00			Total:	\$6,285.02	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 6080 - parapet flashing

Line #: 07 65 19.10 7700 M	Flashing, polyvinyl chloride, black, .056" thick						D/O:	285.000
Qty: 1,768.000	Crew: ROFC	Unit: S.F.				Total:	\$2.75	
Lab. Hr: 0.028	Mat.: \$1.08	Labor: \$1.67	Equip: \$0.00			Total:	\$2.75	
49.504	\$1,905.90	\$2,950.97	\$0.00			Total:	\$4,856.87	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 6080 - 1.6 sf per 1105 lf

Line #: 07 65 19.10 7700 M	Flashing, polyvinyl chloride, black, .056" thick						D/O:	285.000
Qty: 810.000	Crew: ROFC	Unit: S.F.				Total:	\$2.75	
Lab. Hr: 0.028	Mat.: \$1.08	Labor: \$1.67	Equip: \$0.00			Total:	\$2.75	
22.680	\$873.18	\$1,351.97	\$0.00			Total:	\$2,225.15	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 6030 - 2 sf per 405 lf

Line #: 07 65 19.10 7700 M	Flashing, polyvinyl chloride, black, .056" thick						D/O:	285.000
Qty: 20.000	Crew: ROFC	Unit: S.F.				Total:	\$2.75	
Lab. Hr: 0.028	Mat.: \$1.08	Labor: \$1.67	Equip: \$0.00			Total:	\$2.75	
0.560	\$21.56	\$33.38	\$0.00			Total:	\$54.94	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 5020

Line #: 07 65 19.10 7700 M	Flashing, polyvinyl chloride, black, .056" thick						D/O:	285.000
Qty: 20.000	Crew: ROFC	Unit: S.F.				Total:	\$2.75	
Lab. Hr: 0.028	Mat.: \$1.08	Labor: \$1.67	Equip: \$0.00			Total:	\$2.75	
0.560	\$21.56	\$33.38	\$0.00			Total:	\$54.94	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 2020 -

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Line #: 07 65 19.10 7700 M	Flashing, polyvinyl chloride, black, .056" thick						D/O:	285.000
Qty: 20.000	Crew: ROFC	Unit: S.F.				Total:	\$2.75	
Lab. Hr: 0.028	Mat.: \$1.08	Labor: \$1.67	Equip: \$0.00					
0.560	\$21.56	\$33.38	\$0.00				\$54.94	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 2030 - 10 scuppers x sf ea.

Line #: 07 65 19.10 7700 M	Flashing, polyvinyl chloride, black, .056" thick						D/O:	285.000
Qty: 1,080.000	Crew: ROFC	Unit: S.F.				Total:	\$2.75	
Lab. Hr: 0.028	Mat.: \$1.08	Labor: \$1.67	Equip: \$0.00					
30.240	\$1,164.24	\$1,802.63	\$0.00				\$2,966.87	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: 27 skylights @ 40 sf each

Line #: 07 72 23.10 0020 M	Roof vents mushroom for built-up roofs, aluminum						D/O:	30.000
Qty: 20.000	Crew: ROFC	Unit: Ea.				Total:	\$91.19	
Lab. Hr: 0.267	Mat.: \$75.35	Labor: \$15.84	Equip: \$0.00					
5.340	\$1,507.00	\$316.84	\$0.00				\$1,823.84	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 5020 - 1 vent per 1000 sf

Line #: 07 92 10.10 3800 M	Caulking & sealants, polyurethane, 1 or 2 cmpnt, 3/4"x3/8", 68 LF/gal						D/O:	130.000
Qty: 4,420.000	Crew: BRIC	Unit: L.F.				Total:	\$4.76	
Lab. Hr: 0.061	Mat.: \$0.84	Labor: \$3.92	Equip: \$0.00					
269.620	\$3,695.12	\$17,329.05	\$0.00				\$21,024.17	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-last detail 6080 - 1105 lf of existing termination X 4 beads = 4420 lf. This line includes heat wdd at (2) seams

Line #: 07 92 10.10 3800 M	Caulking & sealants, polyurethane, 1 or 2 cmpnt, 3/4"x3/8", 68 LF/gal						D/O:	130.000
Qty: 1,215.000	Crew: BRIC	Unit: L.F.				Total:	\$4.76	
Lab. Hr: 0.061	Mat.: \$0.84	Labor: \$3.92	Equip: \$0.00					
74.115	\$1,015.74	\$4,763.53	\$0.00				\$5,779.27	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-last detail 6030 - 405 lf of outside wall termination X 3 beads = 4420 lf. This line includes heat weld at (2) seams

Line #: 07 92 10.10 3800 M	Caulking & sealants, polyurethane, 1 or 2 cmpnt, 3/4"x3/8", 68 LF/gal						D/O:	130.000
Qty: 5,023.000	Crew: BRIC	Unit: L.F.				Total:	\$4.76	
Lab. Hr: 0.061	Mat.: \$0.84	Labor: \$3.92	Equip: \$0.00					
306.403	\$4,199.23	\$19,693.17	\$0.00				\$23,892.40	

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-last detail 1010 - 20,095 sf area X .25% - covers securement tabs, stress dist. plates at perimeter and field seaming

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Line #: 07 92 10.10 3800 M	Caulking & sealants, polyurethane, 1 or 2 cmpnt, 3/4"x3/8", 68 LF/gal						
Qty: 20.000	Crew: BRIC	Unit: L.F.	D/O: 130.000				
Lab. Hr: 0.061	Mat.: \$0.84	Labor: \$3.92	Equip: \$0.00	Total: \$4.76			
1.220	\$16.72	\$78.41	\$0.00	\$95.13			

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-last detail 2030 - 10 scuppers

Line #: 07 92 10.10 3800 M	Caulking & sealants, polyurethane, 1 or 2 cmpnt, 3/4"x3/8", 68 LF/gal						
Qty: 20.000	Crew: BRIC	Unit: L.F.	D/O: 130.000				
Lab. Hr: 0.061	Mat.: \$0.84	Labor: \$3.92	Equip: \$0.00	Total: \$4.76			
1.220	\$16.72	\$78.41	\$0.00	\$95.13			

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-last detail 2020 -

Line #: 07 92 10.10 3800 M	Caulking & sealants, polyurethane, 1 or 2 cmpnt, 3/4"x3/8", 68 LF/gal						
Qty: 20.000	Crew: BRIC	Unit: L.F.	D/O: 130.000				
Lab. Hr: 0.061	Mat.: \$0.84	Labor: \$3.92	Equip: \$0.00	Total: \$4.76			
1.220	\$16.72	\$78.41	\$0.00	\$95.13			

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-last detail 5020

Line #: 07 92 10.10 3800 M	Caulking & sealants, polyurethane, 1 or 2 cmpnt, 3/4"x3/8", 68 LF/gal						
Qty: 1,188.000	Crew: BRIC	Unit: L.F.	D/O: 130.000				
Lab. Hr: 0.061	Mat.: \$0.84	Labor: \$3.92	Equip: \$0.00	Total: \$4.76			
72.468	\$993.17	\$4,657.67	\$0.00	\$5,650.84			

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: 27 skylights 22 lf ea. X 2 beads

Thermal and Moisture Protection

Labor Hrs: 1,465.081

Mat.: \$50,603.47 Labor: \$89,345.47 Equip: \$1,045.54 Division Total: \$140,994.48

Division: 08000000

Openings

Line #: 08 62 13.20 0900 M	Skylight, plstc domes, flush/curb mtd, 10+ units, no curb, 20 to 30 SF, dbl						
Qty: 756.000	Crew: G3	Unit: S.F.	D/O: 395.000				
Lab. Hr: 0.081	Mat.: \$13.87	Labor: \$4.95	Equip: \$0.00	Total: \$23.81			
61.236	\$14,261.94	\$3,741.52	\$0.00	\$18,003.46			

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: 27 skylights - no equip
6.2' X 4.5' = 28 X 27ea = 756 sf

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Estimate Creation Date: April 09, 2008

Line #: 08 62 13.20 0900 M Skylight, plstc domes, flush/curb mtd, 10+ units, no curb, 20 to 30 SF, dbl
Qty: 756.000 Crew: G3 Unit: S.F. D/O: 395.000
Lab. Hr: 0.081 Mat.: \$0.00 * Labor: \$4.95 Equip: \$0.00 Total: \$4.95
61.236 \$0.00 \$3,741.52 \$0.00 \$3,741.52

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Demo 27 skylights - no equip or haul off
6.2' X 4.5' = 28 X 27ea = 756 sf

Openings Labor Hrs: 122.472
Mat.: \$14,261.94 Labor: \$7,483.04 Equip: \$0.00 Division Total: \$21,744.98

Division: 22000000 Plumbing

Line #: 22 14 26.13 4800 M Drain: roof-main, PVC body and dome, 4" pipe size
Qty: 31.000 Crew: Q1 Unit: Ea. D/O: 14.000
Lab. Hr: 1.143 Mat.: \$126.50 Labor: \$74.63 Equip: \$0.00 Total: \$201.13
35.433 \$3,921.50 \$2,313.57 \$0.00 \$6,235.07

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: roof drains - rework w/ Duro-Last boot and dome

Line #: 22 14 26.13 4800 M Drain: roof-main, PVC body and dome, 4" pipe size
Qty: 31.000 Crew: Q1 Unit: Ea. D/O: 14.000
Lab. Hr: 1.143 Mat.: \$0.00 * Labor: \$74.63 Equip: \$0.00 Total: \$74.63
35.433 \$0.00 \$2,313.57 \$0.00 \$2,313.57

% Mat: 100.00 % Labor: 100.00 % Equip.: 100.00

Notes: Duro-Last detail 2020 - roof drains - demo existing

Plumbing Labor Hrs: 70.866
Mat.: \$3,921.50 Labor: \$4,627.14 Equip: \$0.00 Division Total: \$8,548.64

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Report Date: May 14, 2008

Estimate Creation Date: April 09, 2008

Burdened Subtotal : \$242,555.84

Job Totals:	ManHours	Material	Labor	Equipment	SubContr.	Total
	2,325.810	\$79,361.05	\$152,212.18	\$10,982.61	\$0.00	\$242,555.84
Sales Tax :	0.00 %	\$0.00				
Material Markup :	0.00 %	\$0.00				
Labor Markup :	0.00 %		0.00			
Equipment Markup :	0.00 %			0.00		
SubContract Markup :	0.00 %				\$0.00	\$0.00
Sub Total :						\$242,555.84
:	0.00 %					\$0.00
:	0.00 %					\$0.00
Sub Total :						\$242,555.84
Coefficient :	0.9000					\$24,255.58
						\$218,300.26

City Cost Index : Flag 2008 CCI 1st Qtr., UU
 Calculation Method : Average (89.30 %) - \$23,358.13

Job Totals:	Total Sq. Footage :	-	\$194,942.13
	Cost Per Square Foot :	\$ 0.00	

Centennial Contractors Enterprises, Inc.

COF Main Library Roofing

CCE#66702-0918

Task Name	Duration	Start	Finish	Calendar														
				March	April	May	June	July	August	September								
City of Flagstaff Main Library Roofing	115 days	Fri 3/28/08	Thu 9/4/08	2/24	3/9	3/23	4/6	4/20	5/4	5/18	6/1	6/15	6/29	7/13	7/27	8/10	8/24	9/7
Proposal Generation	36 days	Fri 3/28/08	Fri 5/16/08															
Initial Project Walk	1 day	Fri 3/28/08	Fri 3/28/08															
Prepare Proposal	34 days	Mon 3/31/08	Thu 5/15/08															
Proposal to Owner for Review	1 day	Fri 5/16/08	Fri 5/16/08															
Funding	16 days	Mon 5/19/08	Mon 6/9/08															
Owner Review	4 days	Mon 5/19/08	Thu 5/22/08															
Council Approval	0 days	Thu 5/22/08	Thu 5/22/08															
Owner PO Generation	10 days	Fri 5/23/08	Thu 6/5/08															
Mojave PO Generation	1 day	Fri 6/6/08	Fri 6/6/08															
PO to Centennial	1 day	Mon 6/9/08	Mon 6/9/08															
Preconstruction	18 days	Tue 6/10/08	Thu 7/3/08															
Long Lead Materials/Equipment	18 days	Tue 6/10/08	Thu 7/3/08															
Generate Submittals and Shops	5 days	Tue 6/10/08	Mon 6/16/08															
Submittals to Owner for Approval	1 day	Tue 6/17/08	Tue 6/17/08															
Owner review and Approval	2 days	Wed 6/18/08	Thu 6/19/08															
Order Long Lead	10 days	Fri 6/20/08	Thu 7/3/08															
Construction	45 days	Fri 7/4/08	Thu 9/4/08															
Construction Duration	45 days	Fri 7/4/08	Thu 9/4/08															



Centennial
contractors enterprises, inc.

Monday, April 21, 2008

City of Flagstaff Public Works
Sergio Enriquez
211 West aspen Avenue
Flagstaff, Arizona 86001

RE: CCE#66702-0918 City of Flagstaff Main Library Roofing Improvements - Budget Estimate

Mr. Sergio Enriquez,

Centennial Contractors (CCE) is pleased that the City of Flagstaff has requested construction services through a Job Order Contract for the Main Library Roofing Improvements. As a service to the City, CCE is providing a BUDGET cost estimate for planning purposes. CCE's cost for improvements are based on multiple site visits, scope development meetings with COF staff, historical cost data, and the RS Means Unit Price Book. Following is a brief description of the anticipated scope of work and the lump sum cost estimates for the project based on three separate contracts and corresponding roof sections (see attachment) as well as a discount rate if the work is completed under one contract as a single project.

Work scope for all roof sections

- F&I separation mat over existing roof
- F&I 1/2" recovery board over separation mat
- Re-work all roof drains
- Remove and haul off 25 skylights
- F&I 25 new skylights
- F&I 50 mm single ply roofing over recovery board
- F&I wall, stack, and curb flashings as required

BUDGET Cost Estimate (not incl. permit, tax or bond) -- project completed in separate contracts

• Section "A"	\$ 64,500
• Section "B"	\$ 106,515
• Section "C"	<u>\$ 67,510</u>
	\$ 238,525

BUDGET Cost Estimate (not incl. permit, tax or bond) – project completed in one contract

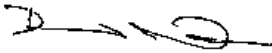
• All sections	\$ 194,500
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As you are well aware, the existing roof has served well past its intended life cycle thanks to routine maintenance through the years. CCE strongly recommends re-roofing the flat roof in its entirety in an effort to retain the integrity of the structure and its media. Also, it is worth noting that the roof will carry a 15 year warranty and be virtually maintenance free!

Please contact me at your convenience to discuss this project.

Sincerely,

David Nixon



Field Engineer II
Centennial Contractors Enterprises, Inc.
(928) 773-0166 (office)
(928) 773-0167 (Fax)
(928) 380-1775 (cell)

Attachments: COF Main Library Roof plan

CC: File

City of Flagstaff Main Library Roof

CCE#66702-0918

