

# MEMO

Consent  
Item #: 5.f



Meeting Date: February 16, 2024

To: Board of Directors  
From: Director of Engineering and Compliance, David Ramirez  
and Construction Project Manager, Johny Van Dyke

Approved by: General Manager, Felipe Melchor

**Subject: Approve Construction Contract for Scale House Roof Modifications and Limited Site Improvements**

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**RECOMMENDATION:** That the Board authorize the General Manager to execute a public works construction contract with Pro-Ex Construction Inc. of Rancho Cordova, CA (#959719) to remove the canopy over Scale C, relocate scale cameras, symmetrically re-roof the Scale House, and complete limited site improvements in the vicinity of the truck scales for the not-to-exceed amount of \$200,000 (includes ~10% contingency).

## BACKGROUND

The original Scale House was constructed in 1993 and was designed with overhead canopies extending out to the north over Scales A & B and south over Scale C. These canopies covered three of the four original truck scales. The canopy over Scales A & B was removed after being struck by a vehicle in August of 2022. The canopy to the south of the Scale House should be removed to make the building roof structure symmetrical (eliminates eccentric loading and overturning forces) and to avoid future canopy strike accidents.

A full interior and exterior Scale House renovation, which included roofline modifications, was planned for Spring 2023 when construction bids were first received. However, in July of 2023 the Board of Directors rejected bids for the full project improvements due to project bids being significantly greater than the budget. At that time the Board directed Staff to re-evaluate the goals and value of the Scale House Improvements and deliver an approach that met ReGen's budget requirements. Staff is currently rescoping the interior remodel portion of the Scale House to align with project goals and budget. With this Staff report, Staff is pursuing the necessary exterior roofline improvements, which is being implemented as a separate, independent construction sequence for the project.

The improvements described herein have been permitted by Monterey County Building Department and were recently publicly advertised for solicitation of public works construction bids through the Monterey County Builder's Exchange.

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*Let's not waste this.*

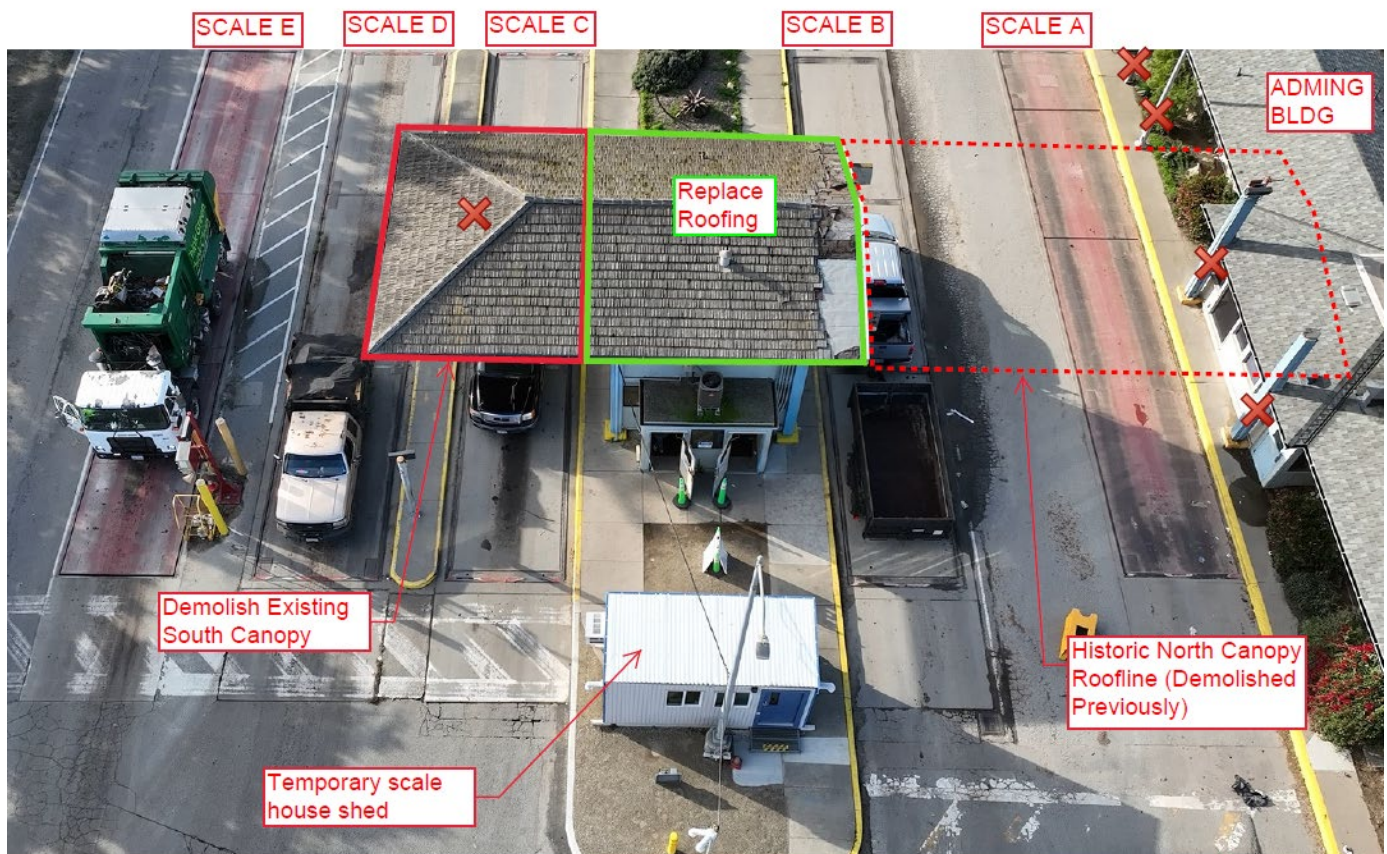


## DISCUSSION

The Scale House symmetrical roof modification and site improvements includes the following:

1. Exterior canopy removal on south side of the Scale House building
2. Symmetrically Re-roof with new underlayment and shingles
3. Improve pedestrian walkways adjacent to the scales by clearing sidewalk obstructions.
4. Remove existing structural columns that had supported the canopy on the north side.
5. Patch Administration Building roof at former canopy column penetration points.
6. Build awning over customer service area at temp scale house shed.

### Scale House Roof Modifications



Note: All scope items not shown for clarity



Key



Graphic by ReGen Engineering Team



Bids were publicly advertised through the Monterey County Builder's Exchange and bids were received for this project sequence from two General Contractors as of January 5th, 2024. The bid results are presented in the table below.

Name	Price
David Construction, Inc.	\$284,816
Pro-Ex Construction Inc.	\$181,720

### **FINANCIAL IMPACT**

This work is being performed under the existing Scale House project budget of \$900,000 for Fiscal Year 2023/2024. The expectation is that the remaining elements of the Scale House renovation project will be within the remaining project budget amount (~\$700,000). It is anticipated that there will be two more construction sequences undertaken to complete the planned improvements. Therefore, the project budget expenditures are expected to extend into the next fiscal year (FY2024/25).

### **CONCLUSION**

The Scale House is an essential part of ReGen's site infrastructure. Completing necessary maintenance work is critical to maintaining safe and efficient operations. Staff therefore recommends that the Board authorize the General Manager to execute a public works construction contract with Pro-Ex Construction, Inc. of Rancho Cordova, CA (#959719) to remove the remaining canopy on the south side of the Scale House, symmetrically re-roof the structure, and complete limited site improvements for the not-to-exceed amount of \$200,000 (includes ~10% contingency).