



## Legislation Text

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**File #:** 20-0083, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Stephanie Katsouleas, Public Works Director

Prem Kumar, City Engineer

Mamerto Estepa Jr., Senior Civil Engineer

**SUBJECT:**

Consider Adopting a Resolution: 1) Awarding a \$254,600 Construction Contract to Best Contracting Services, Inc. for Roof Replacements at Recreation Hall and Recreation Center in Live Oak Park, and the Community Building at Marine Avenue Park; 2) Authorizing the City Manager to Execute the Agreement; 3) Authorizing the City Manager to Approve Additional Work, if Necessary, for up to \$50,920; and 4) Approving the Plans and Specifications for the Project (Public Works Director Katsouleas).

**APPROVE RESOLUTION NO. 20-0032**

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**RECOMMENDATION:**

Staff recommends that City Council adopt Resolution No: 20-0032:

1. Awarding a construction contract for \$254,600 to Best Contracting Services, Inc. for Roof Replacement Projects at the Recreation Hall and Recreation Center in Live Oak Park, and the Community Building at Marine Avenue Park;
2. Authorizing the City Manager to execute the Agreement;
3. Authorizing the City Manager to approve additional work, if necessary, up to \$50,920; and
4. Approving the attached Plans and Specifications for the project.

**FISCAL IMPLICATIONS:**

The Roof Replacement Projects at Live Oak Park and Marine Avenue Park are budgeted as part of Facilities Improvements within the Capital Improvement Project (CIP) Fund. The CIP Fund sufficient funding available to complete the scope of work for \$254,600 and provide \$50,920 as additional contingency for unforeseen conditions, for a total budget of \$305,520. A Budget and Expenditure Summary is attached. The construction contingency was allocated at 20% to account for uncertainty in potential repairs that may be needed to the underlying sheathing and concealed structural elements of the roofs at these facilities.

**BACKGROUND:**

Live Oak Park's Recreation Hall was originally constructed in the late 1950s, and its Recreation

Center was constructed in the early 1990s. The Community Building at Marine Avenue Park was constructed in mid 1980s. A location map is attached.

Roof leaks at two of the buildings - the Live Oak Recreation Center and the Marine Park Community Building - have been occurring during heavy rain events over the past four years. Public Works Facilities Maintenance staff has responded to the leaks by identifying potential leak pathways and patching/sealing localized roof areas as they occur. However, with each new rainy season, new leaks would appear. Following the rainy season of 2019, staff observed areas with evidence of water damage to the plywood sheathing and possible water damage to the structural members of the roofs at these buildings. Due to the recurrent nature of the leaks, as well as potential damage to the structure beneath the roof, it was determined that the roofs on both buildings have outlived their useful lives and are now in need of replacement. Currently, tarps are present on the roofs of these buildings to prevent water penetration during this rainy season until the roof replacement project is undertaken.

Additionally, based on a visual inspection of the weathered condition and age of the roofing material at Live Oak Recreation Hall, staff also determined that this roof should be replaced. By combining the bid for all three buildings into a single project, staff anticipated that a favorable unit price for roofing would be achieved.

## **DISCUSSION:**

The scope of the roof repairs involves removing the existing roofing material, repairing damaged sheathing (plywood) and structural members, and installing a new roofing system at all three locations. Staff performed a cursory exploration of the plywood sheathing and structural members to identify the presence of water damage. However, the extent of damage could not be determined without performing destructive removal (i.e. demolition) on the roof, which is not advisable to do during the rainy season. As a result, the standard 10% construction contingency was increased to 20% to account for unknown repair quantities. Additionally, an additive bid item was included for abatement and disposal of asbestos-containing construction materials at Recreation Hall should testing confirm their presence.

## **Construction Bids**

Base and additive bids (Bid No. 1226-20) for the Roof Replacement Projects at Live Oak Park and Marine Avenue Park were solicited on a competitive basis in accordance with the provisions of the California Public Contract Code. The project was advertised for bid in the City's publisher of record (Beach Reporter), in several construction industry publications, and was listed on the City's website and BidSync, an online service that connects vendors, suppliers and contractors to government procurement opportunities. Staff also notified over 60 contractors on the City's contractor database regarding this project.

A total of three competitive bids were received and opened on January 14, 2020. The lowest bidder was determined based on total bid price, which includes base bid items and an additive bid item. The bid results are as follows:

<b>Contractor</b>	<b>Total Base Bid</b>	<b>Total Additive <u>Bids</u></b>	<b>Total Price</b>
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Best Contracting Services, Inc. Gardena, CA	\$249,000	\$5,600 \$254,600
San Marino Roof Co., Inc. Orange, CA (See Note 1 below)	\$257,605	\$3,600 \$261,205
Commercial Waterproofing Systems, Inc. Santa Ana, CA (See Note 1 below)	\$276,147	\$2,200 \$296,597

**Note 1:** San Marino Roofing Co. and Commercial Waterproofing Systems failed to acknowledge Addendum No. 4, which removed items from the additive bid schedule. This omission did not affect the determination of the low bidder.

After analyzing all bid packets for arithmetical errors, completeness, accuracy, etc. Best Contracting Services, Inc. was deemed to be the lowest responsible, responsive bidder. Therefore, staff recommends that City Council authorize the City Manager to award a construction contract to Best Contracting Services, Inc. for \$254,600 and approve additional work, if necessary, for up to \$50,920. Construction is anticipated to start in May 2020, and be completed by August 2020.

**PUBLIC OUTREACH:**

Because this project involves replacement of damaged, leaking roofs at Live Oak Park and Marine Avenue Park facilities, staff determined that broad public outreach for this project was not required. However, Parks and Recreation staff will be kept apprised of the project impacts and will help facilitate dissemination of this information to various user groups. It is expected that the public will have access to the buildings during construction.

**ENVIRONMENTAL REVIEW:**

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to Section 15301 Class 1 (repair and maintenance of existing public facilities, involving negligible or no expansion of use) of the State CEQA Guidelines.

**LEGAL REVIEW:**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

**ATTACHMENTS:**

1. Resolution No. 20-0032
2. Agreement - Best Contracting Services, Inc.
3. Bid Proposal
4. Location Map
5. Plans and Specifications
6. Budget and Expenditures Summary