



## Legislation Text

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**File #:** 22-620, **Version:** 1

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Adopt a Resolution to Approve and Authorize the City Manager to Execute a Non-Professional Services Agreement with Garland/DBS, Inc. for Roof Restoration Projects for Fiscal Year 2022-2023 for \$536,362 and to Negotiate and Approve Cumulative Change Orders up to 10% or \$53,636 of the Original Contract Amount, For a Total Not-to-Exceed Amount of \$589,998, Budgeted in Account 210-18-153-5240

### **COUNCIL PRIORITY**

- Infrastructure

### **SUMMARY**

The project for Fiscal Year 2022-2023 will restore the lower roof at the Marina Community Center, replace the roofs at South Branch Library and Halcyon Park Recreation Building, and perform needed repairs on the roof of the South Offices.

### **RECOMMENDATIONS**

Staff recommends that the City Council adopt a resolution to approve and authorize the City Manager to execute a Non-Professional Services Agreement with Garland/DBS, Inc. for roof restoration projects for fiscal year 2022-2023 (budgeted in Account 210-18-153-5240), which includes authorization to negotiate and approve cumulative change orders up to 10% or \$53,636 of the original contract amount, for a total not-to-exceed amount of \$589,998.

### **BACKGROUND**

The City of San Leandro contracted with Garland/DBS in 2019 to repair and replace several roofs at City facilities including the upper section of the Marina Community Center. In 2022, staff requested that Garland/DBS assess all other roofs on City buildings so that the staff could prepare a multi-year plan to restore or replace roofs at City facilities, particularly those targeted for future solar installation projects as part of proposed energy efficiency projects with East Bay Community Energy (EBCE). Four locations with critical restoration, replacement, and repair needs were identified and prioritized for roof work in the current fiscal year.

### **Analysis**

Garland/DBS assessed the lower roof of the Marina Community Center in 2019 and deemed it a candidate for restoration. At the time, there was not sufficient funding available to perform the work. In 2022, the roof was re-assessed and categorized as in “poor condition.” The single-ply membrane roof needs full repairs in areas where the membrane has failed and the roof had significant leaks during the 2021-2022 rainy season, particularly over Activity Room C. Garland/DBS will repair the damaged membrane and install a liquid applied roof system (Liquitec) at a cost of \$330,649.

Halcyon Recreation Building and South Branch Library were assessed and deemed to be at failure.

Both roofs will be replaced with 2-Ply Stressply Modified Bitumen. Halcyon Recreation Building will cost \$104,870 and the South Branch Library will cost \$65,944.

South Offices has several repairs deemed critical that must be addressed immediately. The repairs include replacement of the coping along the internal parapet, resealing of areas around four roof penetrations, and repairs to the roof section near the mechanical well. Cost of the repairs is \$34,899.

The proposals submitted by Garland/DBS were provided according to pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI, and Omnia Partners, Public Sector (U.S. Communities). Garland is the products manufacturer on the project, as well as the general contractor. Garland's costs are built into the budget through the materials utilized, as well as administrative/insurance fees working as the general contractor. Although not typically required under cooperative agreements, Garland obtained informal competitive bids for each roof proposal with the award based on the lowest bid. San Francisco Roofing was awarded the bid for restoration of the lower roof at the Marina Community Center. Waterproofing Associates, Inc. was awarded the bid for all other projects.

### **Fiscal Impacts**

The Non-Professional Services Agreement will cost \$536,362 for fiscal year 2022-2023, plus an additional 10% contingency for unforeseen additional work. There is sufficient funding for this project in Account 210-18-153-5240. There are no off-setting revenues for this project.

### **ATTACHMENTS**

- Att A: Resolution for NPSA with Garland/DBS for Roof Projects for Fiscal Year 2022-2023
- Att B1: Exhibit A-1 - Proposal for Marina Community Center
- Att B2: Exhibit A-2 - Proposal for other City Buildings

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