



Legislation Details (With Text)

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Title: Staff Report for a City of San Leandro City Council Resolution to Authorize the City Manager to Execute a Non-Professional Services Agreement with Garland/DBS, Inc. for Roof Repair and Replacement at City Facilities in the Amount of \$786,560 and to Negotiate and Approve Cumulative Change Orders up to \$78,656 or 10% of the Original Contract Amount and Appropriate from the Water Pollution Control Plant Fund Balance \$67,197 to Supplement Funding Needed for the Roof Repair
Sponsors: Debbie Pollart
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Staff Report for a City of San Leandro City Council Resolution to Authorize the City Manager to Execute a Non-Professional Services Agreement with Garland/DBS, Inc. for Roof Repair and Replacement at City Facilities in the Amount of \$786,560 and to Negotiate and Approve Cumulative Change Orders up to \$78,656 or 10% of the Original Contract Amount and Appropriate from the Water Pollution Control Plant Fund Balance \$67,197 to Supplement Funding Needed for the Roof Repair

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council Authorize the City Manager to execute a Non-Professional Services Agreement (NPSA) with Garland/DBS, Inc. for roof repair and replacement work at City Hall, the Marina Community Center (MCC), and the Water Pollution Control Plant (WPCP), which includes authorization to negotiate and approve cumulative Change Orders up to \$78,656 or 10% of the original contract amount; and that City Council authorize an appropriation from the WPCP fund balance to supplement funding needed for roof repair.

BACKGROUND

As part of the on-going maintenance and repair of City facilities, the Public Works Department identified several buildings that require roof repair work. This agreement covers the following locations: two out-buildings at the WPCP; a portion of the MCC roof; and the north end roof of City Hall. Two of the three buildings are exhibiting normal wear and tear, with the existing roofs having exceeded the materials' life expectancy. The WPCP roof work was originally part of the larger \$50M CIP Plant renovation project but was delayed for technical reasons and was separated out so that the CIP project could be closed out. The City Hall roof work was identified on the Public Works' internal

CIP list of projects. The MCC roof was not originally included on the list of projects for the current fiscal year but has started to show rapid signs of failure and was identified as needing immediate replacement.

Analysis

At the request and direction of the Public Works Department, Garland/DBS, Inc. - at no cost to the City - conducted roof assessments in March 2019, specifically looking at Casa Peralta, the MCC, and City Hall. The assessment included visual inspection as well as core sampling of roof membranes (where applicable). No proposal was requested for the Casa Peralta, pending additional review and analysis related to the building's historical features.

For the proposed roof replacements at the WPCP (on two out-buildings), this work was previously scoped by the Engineering and Transportation Department as part of the \$50,000,000 CIP plant renovation project. Work includes complete removal of existing materials and replacement with new energy-efficient (Title 24) 'cool' roofing. The projected cost for this project is \$151,997.

The assessment provided by Garland noted that although the main portion of the MCC roof was in fair condition, the upper 'gym' roof, which had previous restoration coating applied, had completely failed and was in need of replacement. Work includes removal of existing materials and replacement with 2-ply asphaltic modified bitumen membrane, which after a 30-day cure time is coated with a white acrylic-urethane roof coating. The projected cost for this project is \$177,998.

The City Hall roof at the north end was deemed a good candidate for restoration, with application of a new cap sheet membrane proposed (with a 'cool roof' white coating). This work would also include the removal and replacement of all flashings and coping metal, as these components have failed. The projected cost for this project is \$456,565.

The proposals submitted by Garland/DBS, Inc. were provided according to pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, Georgia and 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 did obtain at least three competitive bids for each roof proposal, with the award based on the lowest bid. For this roofing work, the low bidder was Premium Roofing & Waterproofing, based in Oakland.

Budget Authority

Funding for this work is derived from three budget accounts: \$598,000 from 210-18-139-5240 (funds remaining in the 2018 City Building Major Maintenance - Roof CIP); \$600,000 from 210-18-142-5240 (2019 City Building Major Maintenance CIP); and \$150,000 from 593-52-272-5240 (WPCP Roof Replacement CIP). The 2018 and 2019 City Building Major Maintenance CIP accounts would be used collectively to pay for the MCC and City Hall projects. The roof work at the WPCP requires additional funding of \$67,197 from the WPCP fund balance, once City Council approves of this appropriation.

ATTACHMENT

Attachment to Related Legislative Files

- Attached to Resolution:
 - Non-Professional Services Agreement between the City of San Leandro and Garland/DBS, Inc. for Roof Materials and Services 2019

PREPARED BY: Debbie Pollart, Director, Public Works Department