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DEPARTMENT OF  
PUBLIC WORKS

MAINTENANCE SERVICES  
DIVISION

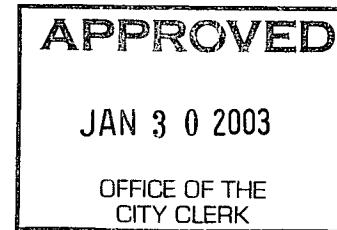
CITY OF SACRAMENTO  
CALIFORNIA

5730 - 24<sup>TH</sup> STREET  
BUILDING ONE  
SACRAMENTO, CA  
95822-3699  
PH 916-433-6230

January 8, 2003

City Council  
Sacramento, California

Honorable Members in Session: *CO 2003 - 013*



**SUBJECT: COLOMA COMMUNITY CENTER ROOF MAINTENANCE: APPROVAL OF PLANS AND SPECIFICATIONS, ACCEPTANCE OF ORIGINAL BID, SUSPENSION OF COMPETITIVE BIDDING FOR BROKEN TRUSS REPAIR, AND AWARD OF MAINTENANCE CONTRACT TO WATSON ROOFING COMPANY (PN: CE21)**

**LOCATION AND COUNCIL DISTRICT:** Coloma Community Center, 4623 T Street, District #6

**RECOMMENDATION:**

This report recommends the City Council:

- Approve plans and specifications;
- Accept low bid in the amount of \$265,000 for roof maintenance;
- Suspend competitive bidding for broken truss repair at \$44,000, and accept total contract price in the amount of \$309,000 for Watson Roofing Company; and
- Authorize the City Manager to execute a contract for Coloma Community Center Roof Maintenance (PN: CE21).

**CONTACT PERSON:** Cynthia Kranc, Public Works General Supervisor, 433-2258  
Ron McKim, Facilities Superintendent, 433-6213

**FOR COUNCIL MEETING OF:** January 30, 2003

**SUMMARY:**

The existing roof at Coloma Community Center has exceeded its useful life and is in need of maintenance. It was identified on the 3D/International (3DI) independent deferred maintenance study as a priority. The roof maintenance project, scheduled to start June 2003, includes the removal of the majority of the existing roof tile, replacing the membrane, and re-installing the tile. Other work required includes repairing or replacing as original, the gutters and downspouts and

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replacing the majority of the flat roof. The project was competitively bid in September 2002 and was scheduled for Council's review in October 2002.

In October, prior to the Council meeting, staff was in the attic reviewing a future HVAC project, when the broken trusses were identified. A structural engineer was hired to analyze the broken trusses, review the roof maintenance project scope, provide recommendations for any needed revisions to the roof maintenance project, and provide drawings for the truss repair. Council date for the project was rescheduled accordingly.

Because this additional repair needs to be done with the tile off the roof, and the contractor will already have scaffolding up and familiarity with the job site, it is in the best interest of the City to award this additional work to the same contractor. The City will realize substantial savings, since this would eliminate a secondary contractor's costs to mobilize as well as any costs associated with delays imposed on the primary contractor.

The original estimated value of the roof maintenance project was \$275,000. Staff advertised and requested bid proposals using the formal bid procedure with bids received on September 18, 2002. The added scope for truss repair was estimated at \$75,000 bringing the total estimated value to \$350,000.

**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:**

- The majority of the Coloma Community Center roof was last repaired over 50 years ago. Some smaller areas have had roof tiles repaired on an "as needed" basis.
- The roof has had problematic leaks, causing internal damage to the Coloma Community Center.
- The gutters and downspouts have deteriorated in various places requiring repair or replacement.
- The majority of the flat roof areas are also in need of repair. They will be repaired in accordance with typical built up asphalt roof specifications.
- The roof has been tested and found to contain no asbestos, however, the paint on the guttering has been found to contain lead. An appropriate abatement was addressed in the contract.
- Broken trusses have been recently identified in the two-story wing.

On September 18, 2002, the following bids were received:

<u>Contractor</u>	<u>Bid</u>	<u>ESBE Participation Goal 20%</u>
Watson Roofing Company	\$265,000.00	100%
Applied Enterprises, Inc.	\$278,396.00	72.7%

Watson Roofing Company is the apparent low bidder. Since that time, additional work has been identified which is most efficiently performed while the tile roof is off. Watson provided a quote of \$44,000 for this added work. It is in the best interest of the City to suspend competitive bidding and award this added expense of \$44,000 to the contract.

Revised Contract Price is: \$309,000

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Staff recommends that Council accept the low bid of Watson Roofing Company for \$265,000, suspend competitive bidding for \$44,000 and award contract for \$309,000.

**FINANCIAL CONSIDERATIONS:**

The total contract award for Coloma Community Center Roof Maintenance and Broken Truss Repair is \$309,000 to Watson Roofing Company. Sufficient funds are available from the City Facility Deferred Maintenance Project (PN:CE21). The current project budget for (PN:CE21) is \$ 7.7 million in General Funds of which \$ 2.6 million is unobligated as of this date.

**ENVIRONMENTAL CONSIDERATIONS:**

The Environmental Services Manager has determined that the Coloma Community Center Roof Maintenance, as proposed, is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15331 of the CEQA Guidelines. Section 15331 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

**POLICY CONSIDERATIONS:**

The project is consistent with the City's Strategic Plan to enhance and preserve neighborhoods.

**ESBD CONSIDERATIONS:**

The bid process supported and followed the Emerging and Small Business Development Program (ESBD). Low bid contractor is a Small Business Enterprise and achieves 100% participation with this contract.

Respectfully submitted,



Ron McKim  
Facilities Superintendent

Approved:



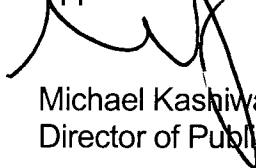
Gene Moore  
Maintenance Services General Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiyagi  
Director of Public Works

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**APPROVED**

JAN 30 2003

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2003-028**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION APPROVING SPECIFICATIONS, SUSPENSION OF COMPETITIVE BIDDING, CONTRACT AWARD IN THE AMOUNT OF \$309,000 FOR THE COLOMA COMMUNITY CENTER ROOF MAINTENANCE**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

- The plans and specifications are approved;
- The low bid of Watson Roofing Company in the amount of \$265,000 is accepted;
- Competitive bidding is suspended for \$44,000, as it is in the best interest of the City of Sacramento;
- The contract is awarded to Watson Roofing Company in the amount of \$309,000; and
- Authorize the City Manager to execute a contract for Coloma Community Center Roof Maintenance (PN: CE21).

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_