



APPROVED
BY THE CITY COUNCIL

MAR 9 1999

OFFICE OF THE
CITY CLERK

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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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TECHNICAL SERVICES
DIVISION

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February 26, 1999

City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS, ACCEPTANCE OF BID AND CONTRACT AWARD FOR THE COMMUNITY CENTER THEATER ROOF PROJECT (PN:PB66)

LOCATION AND COUNCIL DISTRICT: 13th and L Streets - Council District 1

RECOMMENDATION:

This report recommends that the City Council:

- Approve the plans and specifications;
- Accept the bid of CEI West Roofing Co., Inc. in the amount of \$241,660; and
- Authorize the City Manager to execute a contract for the Community Center Theater Roof Project (PN:PB66).

CONTRACT PERSON: Hinda Chandler, Project Manager, 264-8422

FOR COUNCIL MEETING OF: March 9, 1999

SUMMARY:

The majority of the Sacramento Community Center Theater Roof is approaching 25 years of age and needs replacement. This project will re-roof the theater areas with a single-ply-reinforced polyvinyl chloride (PVC) membrane and replace the cooling tower roof with modified bituminous roofing. The single-ply roofing is the same roofing system as was used on the balance of the building's roof 2 years ago and that was used on the Convention Center buildings. In addition, waterproofing will be done on some of the building's vertical joints.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

- This project was authorized in the 1998/1999 Capital Improvement Program.
- The existing built-up and fiberglass roofs on the Community Center Theater are near the end of their life spans. Although repairs have been done, leaks and other problems have developed.
- The roofing systems to be used are a single-ply flexible reinforced PVC membrane over the theater areas and a modified bituminous surfacing for the cooling tower area.
- Waterproofing of the vertical gasket joints between the pre-cast panels on the building's exterior will be done where needed based on field checks.
- The Convention Center Authority and Public Works staff worked together closely during design and bidding to resolve technical issues and insure that the proposed project met the facility's needs.
- The base bid involves installing the single-ply roofing over the existing roof, while the alternate calls for a tear-off of existing roofing before placement of the new membrane. Unit prices were received for waterproofing the building joints and replacing insulation.
- The project was advertised and bids were received on February 24, 1999 and are summarized below:

Contractor	Alternate #1 - Amount (Tear-Off Installation)	Base Bid Amount (Retro-Fit Installation)
CEI West Roofing Co.	\$241,660	\$193,280
RJJ, Inc.	247,000	221,900
Kodiak Construction Co.	255,000	205,000
Sierra Single Ply, Inc.	280,000	203,000
Scholten Roofing Service Co.	298,650	227,840
Western Single Ply	308,037	268,784
Royal Roofing Co.	366,842	275,752

City Council
Community Center Theater Roof Project (PN:PB66)
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- It was decided to award the project based on alternate #1, \$241,600, to obtain a virtually new roof.

FINANCIAL CONSIDERATIONS:

- The project budget for the Community Center Theater Roof is \$381,764.
- The unobligated fund balance, as of February 26, 1999, is \$462,735, which is sufficient for award.

ENVIRONMENTAL CONSIDERATIONS:

The Office of Environmental Affairs of the Neighborhoods Planning and Development Services Department has reviewed the proposed project and determined that this project is exempt from the California Environmental Quality Act (CEQA) under Section 15301(d) of the CEQA Guidelines. A Notice of Exemption was filed With the Sacramento County Recorder on October 15, 1998.

POLICY CONSIDERATIONS:

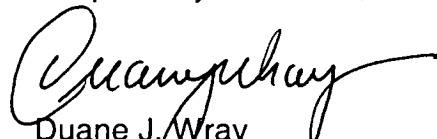
The action requested herein is consistent with the Sacramento City Code, Title 58.

MWE/WBE:

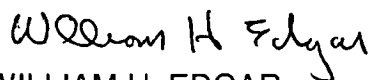
To encourage minority participation, plans and specifications were sent to 9-plan rooms and construction services organization for publication. Four are directly involved with MBE/WBE construction firms. The project was also announced on the Project Information Line and on the City's Internet site.

Due to the limited/non-existent subcontracting opportunities, M/WBE goals were waived by the City Manager's Office with Office of Minority, Women and Small Business concurrence.

Respectfully submitted,


Duane J. Wray
Technical Services Manager

RECOMMENDATION APPROVED:


WILLIAM H. EDGAR
City Manager

Approved:


Michael Kashiwagi
Director of Public Works