



CITY COUNCIL AGENDA REPORT

MEETING DATE: June 7, 2004

ITEM NUMBER:

SUBJECT: ROOF REPLACEMENT AT THE BALEARIC COMMUNITY CENTER, 1975 BALEARIC DRIVE - CITY PROJECT NO. 04-07

DATE: MAY 18, 2004

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: WILLIAM J. MORRIS/DIRECTOR OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: ERNESTO MUNOZ, CITY ENGINEER, (714) 754-5343

RECOMMENDATION:

1. Approve Budget Adjustment No. 04-083 (attachment 1) in the amount of \$20,000.
2. Award a construction contract to Cabral Roofing and Waterproofing Corporation, 815 West Olympic Boulevard, Montebello, CA 90640, in the amount of \$56,237.
3. Authorize the Mayor and the Deputy City Clerk to execute the Public Works Agreement.

BACKGROUND:

The Balearic Community Center is leased by the City from the Newport-Mesa Unified School District. The lease agreement requires the City to perform routine, minor maintenance to the building and to make "deferred maintenance improvements" to the property in an amount not less than \$5,000 per year. The built-up roofing and perimeter clay tiles have deteriorated due to age and no longer deter rainwater. The roof has been patched for several years and is now beyond the state in which it can be repaired.

The scope of work for this project includes the removal of existing roofs; installation of a perimeter roof composed of asphalt shingles; the installation of a built-up asphalt roof; and repairs to the existing wood decking, if needed.

ANALYSIS:

The Deputy City Clerk received and opened six bids for this project on April 26, 2004. Cabral Roofing and Waterproofing Corporation was the apparent low bidder with a total bid proposal of \$56,237. The Engineer's estimate was \$40,000; and the average of the six bids received amounted to \$64,097.17. The Bid Abstract is included as "Attachment 2."

The apparent low bidder's proposal is 40 percent higher than the Engineer's estimate due to sharp increases in labor (mainly Workers' Compensation Insurance) and material costs in the last year; and because the scope of work now includes the replacement of the tile roof around the building. The existing Spanish tiles have become loose and every time it rains or gets windy, they fall to the ground. The next two bidders are within close range; hence, staff believes that the price bid is representative of today's market.

The license and references of Cabral Roofing and Waterproofing Corporation were checked and staff has found them to be in good standing.

ALTERNATIVES CONSIDERED:

The alternative to this Council action would be to reject all the bids. If all the bids are rejected, the City would have to readvertise or cancel the project. Staff believes that readvertising the project will not result in lower bids.

FISCAL REVIEW:

City Council approved funding of \$40,000 for the roof replacement at the Balearic Community Center in the FY 2003-2004 Capital Improvement Budget. However, since the actual costs to replace the roof exceed the allocated amount, additional funding is needed to complete the project.

The proposed Budget Adjustment No. 04-083 (Attachment 1) will transfer unused funds from the Buildings and Structures account into this project account to cover costs to complete the project. Unused funds will be returned to the originating account at project completion.

The purchase requisition for this expenditure (Attachment 3) has been approved by the Finance Department acknowledging the availability of the funds.

LEGAL REVIEW:

Cabral Roofing and Waterproofing Corporation has furnished the necessary bonds and insurance, which were approved as to form by the City Attorney's office. After the award and subsequent execution of the contract, a "Notice to Proceed" will be issued.

CONCLUSION:

It is recommended that the City Council approve Budget Adjustment No. 04-083 in the amount of \$20,000; award the contract to Cabral Roofing and Waterproofing Corporation in the amount of \$56,237; and authorize the Mayor and the Deputy City Clerk to execute the Public Works Agreement.

ERNESTO MUNOZ
City Engineer

WILLIAM J. MORRIS
Director of Public Services

MARC R. PUCKETT
Director of Finance

DISTRIBUTION: City Manager
Acting City Attorney
Deputy City Clerk
Maintenance Services Manager
Staff
File

ATTACHMENTS: "1" [Budget Adjustment No. 04-083](#)
"2" [Bid Abstract](#)
"3" [Purchase Requisition](#)

File Name Award Roof Repl at BCC Rpt Date 05-18-04

Time 3:45 p.m.