



CITY COUNCIL AGENDA REPORT

MEETING DATE: November 1, 2004

ITEM NUMBER:

SUBJECT: ROOF REPLACEMENT AT THE NEIGHBORHOOD COMMUNITY CENTER, 1845 PARK AVENUE, AND THE POLICE SUBSTATION, 567 W. 18TH STREET - CITY PROJECT NO. 04-20

DATE: OCTOBER 20, 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:

It is recommended that the City Council:

1. Reject all bids.
2. Authorize the re-advertisement of the project with appropriate revisions in the scope of work to address the encapsulation or abatement of the asbestos roofing material.

BACKGROUND:

The City owns the Neighborhood Community Center and the Police Substation. The built-up roofing on each of these buildings has deteriorated due to age and no longer deters rainwater. The roofs have been patched for several years and are now beyond the state in which they can be repaired.

The original scope of work for this project included only the removal of existing roofs; and the installation of new built-up asphalt roofs; with repairs to the existing wood decking if needed. The roofs were applied after the date that all asbestos-containing roofing materials were restricted from being manufactured. Therefore, staff assumed that both buildings would not have materials that contained any asbestos. Unfortunately, tests conducted subsequent to the advertising of the project found asbestos in sufficient quantities that abatement would be necessary. The materials were manufactured before the cutoff date, and apparently could still be legally used on buildings at the time the Neighborhood Community Center was constructed and the Police Substation was re-roofed.

The asbestos abatement for the Neighborhood Community Center and Police Substation would involve removing and disposing of all roofing material as hazardous waste, at an estimated additive cost to the project of approximately \$44,000. The abatement of the asbestos-containing materials must be performed in accordance with federal, state, and local laws.

The abatement of asbestos was not within the scope of the contract as advertised, and therefore no detailed abatement procedure had been developed.

ANALYSIS:

In order to properly address the treatment of this roof, staff must re-evaluate the method of repairing the roof and prepare proper specifications for the subject work that includes an approved method for addressing the presence of asbestos in the roof materials. Therefore, staff recommends rejecting all bids and re-advertising the project. Re-advertisement of the project with revised specifications will allow the City to perform this work in the most appropriate manner that is consistent with federal, state, and local regulations pertaining to hazardous materials.

ALTERNATIVES CONSIDERED:

1. The Council could cancel the project. However, Council has previously acknowledged the need for this project and appropriated funding. Canceling the project would be inconsistent with the previous direction and expose the facilities to increased risk of water damage during rain events.
2. The Council could direct staff to bring back a report for approval of the award of the contract to the apparent low bidder, and direct staff to prepare a change order that will address the abatement of the asbestos-containing materials. Additional funding will need to be identified to accommodate this extra work.

FISCAL REVIEW:

City Council approved funding of \$190,000 for the roof replacement at the Neighborhood Community Center and the Police Substation in the FY 2004-05 Capital Improvement Budget.

LEGAL REVIEW:

California Public Contract Code Section 20166 allows the legislative body, at its discretion, to reject any and all bids presented and to re-advertise the project.

CONCLUSION:

It is recommended that the City Council reject all bids; and authorize staff to readvertise the project, after making the appropriate revisions in the scope of work to address the encapsulation or abatement of the asbestos roofing material.

ERNESTO MUNOZ
City Engineer

WILLIAM J. MORRIS
Director of Public Services

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

ATTACHMENTS: "1" [Bid Abstract](#)

File Name Reject All Bids Roof Replacement Rpt.

Date 10-20-04

Time 1:00 p.m.