



CITY COUNCIL AGENDA REPORT

MEETING DATE: April 19, 2005

ITEM NUMBER:

SUBJECT: ENERGY EFFICIENT ROOF COATING AT THE NEIGHBORHOOD COMMUNITY CENTER (1845 PARK AVENUE); POLICE SUBSTATION (567 W. 18TH STREET); LIONS PARK RESTROOM (570 W. 18TH STREET); AND HELLER PARK RESTROOM (257 E. 16TH STREET) - CITY PROJECT NO. 05-03

DATE: APRIL 1, 2005

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. Reject all bids.
2. Authorize the re-advertisement of the project.

BACKGROUND:

The City owns the Neighborhood Community Center, Police Substation, Lions Park Restroom, and Heller Park Restroom. The built up roofing on each of these buildings has deteriorated due to age and no longer deters 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 the deteriorated materials in the existing roofs; the installation of an energy efficient roof coating; and repairs to the existing wood decking if needed.

ANALYSIS:

On March 28, 2005, the Deputy City Clerk received and opened three bids for this project. There were bidding irregularities in the two lowest bids.

The bid proposal from the apparent low bidder, Long Beach Roofing, Inc., was incomplete in that it contained irregularities that were inconsistent with the proposal instructions, which rendered the proposal as non-responsive. The bid proposal from the second lowest bidder, Letner Roofing Company, was also incomplete in that it contained irregularities that were inconsistent with the proposal instructions, which rendered the proposal as non-responsive. The bid proposal from the third lowest bidder, Best Contracting Services Incorporated, was responsive to the proposal instructions; however, the base bid proposal was in the amount of \$449,250; which exceeds the Engineer's estimate by \$305,250 (312 percent).

Since the two apparent low bidder proposals were non-responsive, and the remaining bid exceeded the funding allocation for this project, staff recommends rejecting all bids and re-advertising the project. Re-advertisement of the project will not only allow other potential bidders to submit bids for the project, but will also allow those bidders who submitted incomplete proposals a chance to submit responsive bids.

ALTERNATIVES CONSIDERED:

The alternative to this recommendation is for the City Council to cancel the project. However, Council has previously approved the concept of this project and appropriated funding. Canceling the project would be inconsistent with the previous direction.

Another alternative would be to award the contract to Best Contracting Services Incorporated. If this alternative is chosen, additional funding sources must be identified to pay for this contract.

FISCAL REVIEW:

The 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 re-advertise the project.

ERNESTO MUNOZ
City Engineer

WILLIAM J. MORRIS
Director of Public Services

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

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

File Name Reject All Bids Roof Coating Report Date 04-01-05

Time 3:30 p.m.