



CITY COUNCIL AGENDA REPORT

MEETING DATE: November 21, 2006

ITEM NUMBER:

SUBJECT: COSTA MESA SENIOR CENTER ENERGY EFFICIENT ROOF COATING - CITY PROJECT NO. 06-19

DATE: NOVEMBER 7, 2006

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.07-033 (Attachment 1) in the amount of \$44,300.
2. Award a construction contract to Best Roofing & Waterproofing, Inc. d.b.a. Best Contracting Services, Inc., 19027 S. Hamilton Avenue, Gardena, CA 90248, in the amount of \$84,271.
3. Authorize the Mayor and the City Clerk to execute the Public Works Agreement.

BACKGROUND:

The City owns the Costa Mesa Senior Center. The built-up roofing materials on this structure have deteriorated due to age (the Senior Center was constructed in 1992) and no longer deter rainwater in the manner in which they were designed. This roof has been patched for several years and is now to a point at which it needs to be completely resurfaced to provide appropriate protection to the building. To maximize the reflectivity and insulation characteristics of the roof, staff has specified that the entire roof be coated with an energy efficient coating. This type of coating also allows for the potential of pursuing grant funding.

The scope of work for this project consists of furnishing all labor, materials, and equipment necessary to install the specified and related roofing components and provide labor, equipment, and materials for repairs to the existing roof as needed, prior to replacement of the new roof coating, per the specifications.

ANALYSIS:

The City Clerk received and opened three (3) bids for this project on September 7, 2006. Best Roofing & Waterproofing, Inc. d.b.a. Best Contracting Services, Inc. was the apparent low bidder with a total bid proposal of \$84,271. The estimate was \$55,000; and the budgeted amount for this project is \$40,000 in FY 05-06. The apparent low bidder's

proposal is 53 percent higher than the estimate, and 110 percent more than the budgeted amount, presumably due to higher construction costs and the limited availability of qualified contractors. The contract provides for a ten-year warranty on workmanship and materials. The length of the extended warranty may have contributed to the higher bid amounts.

The Bid Abstract is included as "Attachment 2." Since three (3) qualified bids were received for this project, staff believes that the estimate did not adequately reflect the current market conditions, including the continued abundance of construction work in the area.

The licenses and references of Best Roofing & Waterproofing, Inc. d.b.a. Best Contracting Services, Inc. were checked and staff has found them to be in good standing. They successfully completed the roof restoration at the Neighborhood Community Center, the Westside Substation, Lions Park Restroom, and Heller Park Restroom in 2005.

ALTERNATIVES CONSIDERED:

Council could reject all the bids. If all the bids are rejected, the City would 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 Costa Mesa Senior Center in the FY 2005-06 Capital Improvement Budget. An additional \$44,300 would be required from the Undesignated Fund balance to award the project. A budget adjustment in that amount is recommended for approval in order to award the contract.

LEGAL REVIEW:

Best Roofing & Waterproofing, Inc. d.b.a. Best Contracting Services, Inc. has furnished the necessary bonds and insurance, which were approved as to form by the City Attorney. If Council awards the contract, a "Notice to Proceed" will be issued, subsequent to the execution of the Public Works contract.

CONCLUSION:

It is recommended that the City Council approve Budget Adjustment No. 07-033 in the amount of \$44,300; award the contract to Best Roofing & Waterproofing, Inc. d.b.a. Best Contracting Services, Inc. in the amount of \$84,271; and authorize the Mayor and the 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

ATTACHMENTS: "1" [Budget Adjustment No. 07-033](#)
"2" [Bid Abstract](#)

DISTRIBUTION: City Manager
Assistant City Manager
City Attorney
Director of Finance
Maintenance Services Manager
City Clerk
Staff
File

File Name: Award CMSC Roof Rpt

Date 11-07-06

Time 1:45 p.m.