



CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 21, 2010

ITEM NUMBER:

SUBJECT: AMERICAN RECOVERY AND REINVESTMENT ACT, TITLE 24 COOL ROOF REPLACEMENT AT CITY HALL, 77 FAIR DRIVE, COSTA MESA, CITY PROJECT NO. 10-11

DATE: SEPTEMBER 9, 2010

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: PETER NAGHAVI, DIRECTOR, DEPARTMENT OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: ERNESTO MUÑOZ, CITY ENGINEER, (714) 754-5335

RECOMMENDATION:

1. Adopt plans, specifications, and working details for American Recovery and Reinvestment Act, Title 24 Cool Roof Replacement at City Hall, 77 Fair Drive, Costa Mesa, City Project No. 10-11.
2. Award a construction contract to F. Rodgers Corporation, 2817 East Cedar Street, #100, Ontario, California, 91761, in the amount of \$427,480.00.
3. Authorize the Mayor and the City Clerk to execute the Public Works Agreement.

BACKGROUND:

The roofing materials on the City Hall building exhibit advanced deterioration. The roof was originally constructed in 1967, and a roof-over project was completed in 1998. The existing roof material has deteriorated to a point where complete removal of both layers of roofing material to the existing roof deck is required. The new roof construction proposes to maximize reflectivity and insulation characteristics in compliance with California Title 24 Energy Efficiency Standards.

In March of 2009, the Federal Government announced plans to invest \$3.2 billion in energy efficiency and conservation projects. The Energy Efficiency and Conservation Block Grant program (EECBG), funded by the American Recovery and Reinvestment Act provided grants for projects that reduce total energy use and fossil fuel emissions, and improve energy efficiency nationwide. Staff successfully applied and received funding from the American Recovery and Reinvestment Act.

The City of Costa Mesa's grant allocation amounts to \$1,123,500 for eligible energy-saving projects. The City Council directed staff to include the Roof Replacement at City Hall for funding under this program.

ANALYSIS:

On August 11, 2010, the City Clerk received and opened nine bids for the project. F. Rodgers Corporation was the apparent low bidder with a bid proposal of \$427,480.00. The Engineer's estimate was \$325,000.00; and the average of the nine bids received for this project amounted to \$500,225.44.

Staff's review of the bids found that although the low apparent bid exceeds the Engineer's estimate by 31%, it is within reasonable range of the other bids received. The low apparent bid is 15% lower than the average of all the bids received and it is within 8% of the lowest four bids received. The Bid Abstract is included as Attachment "1".

The license and references of F. Rodgers Corporation were reviewed 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 were rejected, the City would need to readvertise or cancel the project. Staff believes that readvertising the project will not result in lower bids.

FISCAL REVIEW:

Funding for this project in the amount of \$427,480.00 is available from the EECBG funds, which provide for 100 percent reimbursement of the construction costs.

LEGAL REVIEW:

F. Rodgers Corporation has furnished the necessary bonds and insurance, which have been approved as to form by the City Attorney. After the award and subsequent execution of the contract, a "Notice to Proceed" will be issued.

CONCLUSION:

The City has received bids for the American Recovery and Reinvestment Act, Title 24 Cool Roof Replacement at City Hall, City Project No. 10-11. Staff has evaluated all of the bids and recommends that the City Council adopt the plans, specifications, and working details for said project; award the contract to the apparent low bidder F. Rodgers Corporation in the amount of \$427,480.00; and authorize the Mayor and the City Clerk to execute the Public Works Agreement.

ERNESTO MUÑOZ
City Engineer

PETER NAGHAVI, DIRECTOR
Department of Public Services

COLLEEN O'DONOGHUE
Assistant Finance Director

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

DISTRIBUTION: City Manager
Assistant City Manager
City Attorney
City Clerk
Maintenance Services Manager
Staff