

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 02/27/06		Item Number: <u>C-8</u>	
AGENDA ITEM: Consideration to Award a Construction Contract to Hull Brothers Roofing Company for Roofing Improvements in conjunction with the Teen Center Remodel Project			
Contact Person/Dept.: John Rivera, PW/Admin.		Phone Number: 310-253-6423	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒	Attachments: ☐
Public Notification: Master Notification List emailed on February 22nd; Royal Roofing Company, Best Roofing Incorporating and Hull Brothers Roofing Company by Fax on February 22 nd .			
Department Approval: Charles D. Herbertson		CAO Approval: Martin Cole for Jerry B. Fulwood(2/21/06)	
City Controller Approval: Marlee Chang (2/21/06)			

RECOMMENDATION:

Staff recommends the City Council award a construction contract to Hull Brothers Roofing Co., as the lowest responsive and responsible proposer to complete the necessary work for roofing improvements in conjunction with the Teen Center Remodel Project, P-819.

BACKGROUND:

This year's Capital Improvement Budget includes the Teen Center Remodel Project, P-819 (Project).

On January 13, 2003 the State authorized use of the Murray-Hayden Urban Parks and Youth Service Grant in the amount of \$262,500 for the Teen Center remodel Project. The grant required the City to provide matching funds of an additional \$112,500, which were authorized from the General Fund. The total Project allocation was \$375,000.

In 2005, staff determined the roof of the Teen Center was failing and could ultimately leak into the Teen Center rooms. The project scope was revised to include roof improvements and was added to Fiscal Year 05-06 Capital Improvement Budget and approved by City Council. With the \$60,000 for roof improvements, the total approved project costs were increased to \$435,000.

The Teen Center Remodel Project has been under construction since October 17, 2005. The interior remodel is significantly complete and the construction punch lists

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are being prepared and addressed. It is anticipated the Project will be completed in early Spring 2006. As the Project moved along it was discovered that there were additional items regarding the Project that were not anticipated during the initial bidding processing. Subsequently on December 5, 2005 and January 30, 2006, the Council approved an action amending the budget in order to allocate \$50,000 of Proposition 40 Per Capita Funds to the Project for the roofing improvements in order to reallocate Project funds to address the unanticipated needed changes, upgrades and to not delay the project.

DISCUSSION:

Public Works Department staff have solicited proposal from three roofing contractors to the complete the proposed roofing improvements. The three contractors responded with the following bid amounts:

Contractors	Base Bid	Total Alternate Bids	Total Bids
Royal Roofing Company	\$28,800	\$1,300	\$30,100
Hull Brothers Roofing Co.	\$43,600	\$6,400	\$50,000
Best Roofing Incorporating	\$50,445	\$6,785	\$57,230

Staff reviewed the proposals and all three companies were responsive to the basic project specifications. However, the Hull Brothers Roofing Co. (Hull Brothers) proposal is more detailed and in fact identified and includes additional work to supplement the project specifications in order to help comply with the manufacturer's written materials specification, comply with good roofing industry practices and to more accurately represent the full scope of the work they believe is necessary to complete the project. Staff from the Public Works Department/Maintenance Operations Division has reviewed the specification, the proposal and concurs with the proposed additional work included in the Hull Brothers proposal. Hull Brothers will provide the standard bonding and insurance to meet City requirements. Hull Brothers is located in Culver City and has done work in and for the City. The City's past experiences with Hull Brothers have been positive.

In addition to the basic work scope and bid alternate, Hall Brothers also included in their proposal a bid alternate for a new roof system on the shed roof of the attached Teen Center kitchen office area. This alternate was not requested of the other

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bidders. The Hull Brothers' bid alternate for the new roof system on the kitchen office is for \$1,800. Staff believes this is a reasonable price for the kitchen office bid alternate. Addition of this alternate would bring the total anticipated project cost to \$51,800.

Asbestos remediation work on the roof is also required and will be accomplished under separate contract by the asbestos contractor who preformed the interior abatement work on the Project.

The asbestos remediation is scheduled to begin March 1st and the roof improvement work will begin following the remediation. The roofing improvements, including asbestos remediation, are expected to be completed within approximately 25 calendar days.

FISCAL ANALYSIS:

There are sufficient funds in the budget to construct the roofing improvements (including a 10% construction contingency).

As stated previously, the City received a Murray-Hayden Urban Parks and Youth Service Grant under the Proposition 12 grant process. The grant is a \$262,500 reimbursement grant, with an additional \$112,500 in City matching funds. The City has allocated funds in the Capital Improvement Program (CIP) Budget as the Teen Center Remodel Project P-819, Accounts No. 41900819 and No. 42300819. The total Project allocation is \$375,000. In 2005, the City Council approved \$60,000 (Account No. 41900819) for roof improvements for the Project and added it to the Fiscal Year 05-06 Capital Improvement Budget increasing the total approved project costs to \$435,000. On January 30, 2006, the Council approved a budget amendment to allocate \$50,000 of the Proposition 40 Per Capita Funds to the Project for the roofing improvements in order to reallocate other Project funds in order to address unanticipated needed changes, upgrades and to not delay the project, increasing the total approved project costs to \$485,000. This is demonstrated by the table below:

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Funding Description	Amount	Project Description
Murray-Hayden Urban Parks Grant	\$262,500	Remodel of Teen Center Interior
General Fund Grant Matching Funds	\$112,500	Remodel of Teen Center Interior
Proposed Prop 40 Per Capita Funds	\$50,000	Additional funds for Teen Center Roofing Project
Park Facilities Fund (#41900819)	\$60,000	Additional funds for Teen Center Flooring, Janitor Closet Relocation and contingency.
TOTAL PROJECT COSTS:	\$485,000	

The Proposition 12 grant requires that all construction be complete and reimbursement paperwork finalized no later than June 30, 2009.

Asbestos remediation work on the roof will cost \$5,785.00 and will be funded by Building Repairs P-132, project funds (#42000132).

MOTION:

That the City Council:

- 1) Award a construction contract to Hull Brothers Roofing Co, for roofing improvements in conjunction with the Teen Center Remodel Project, P-819, based on its total bid amount of \$51,800;
- 2) Authorize the Public Works Director/City Engineer to approve change orders for unanticipated conditions in an amount not to exceed ten-percent (10%) of the original roofing improvements contract; and
- 3) Direct the City Attorney to prepare the necessary documents and authorize the Chief Administrative Officer to approve the documents.