

City of Hesperia

STAFF REPORT



DATE: June 20, 2017

TO: Mayor and Council Members

FROM: Nils Bentsen, City Manager

BY: Michael Blay, Director of Development Services
David Burkett, Project Construction Manager

SUBJECT: Approve and Accept Construction of Roofing Replacement & Repairs (C.O. 6525)

RECOMMENDED ACTION

It is recommended that the City Council accept the work constructed under Roofing Replacement & Repairs (C.O. No. 6525) and authorize staff to record a "Notice of Completion" and release all withheld retention amounts after 35 calendar days from the date of recordation.

BACKGROUND

Over time the roofs of multiple City-owned buildings deteriorated resulting in failure to differing degrees. Perimeter and curb flashing deterioration caused by extreme expansion/contraction, normal seasonal building movement, UV degradation, repairs where mastic has dried out and cracked, ponding water, and defective penetration pans have all contributed to the creation of fail points that allow moisture to penetrate the roof systems and the interior of the buildings. Roof conditions have reached a point where temporary repairs are not the most efficient solution. Therefore, maintenance staff recommended that the roofs be rehabilitated rather than continuing to patch the various roofs.

On June 21, 2016 the Council/Boards adopted the FY 2016-17 Budget and funds were provided for this project within the budget from three sources. When the contract for this work was awarded by the Council at its October 18, 2016 meeting, the Council also adopted Joint Resolution 2016-037, HFPD 2016-12, and HWD 2016-013, which appropriated additional funding to the project in order to move forward with construction. Final funding for this project was allocated as follows: (1) Fund 100 – General Fund - \$242,700, (2) Fund 502 – Fire - \$144,600, and (3) Fund 701 Water - \$45,700 for a total amount of \$433,000.

ISSUES/ANALYSIS

Staff issued a "Notice Inviting Sealed Bids" for this project on August 30, 2016. A total of six bids were accepted and publicly read on September 29, 2016. Subsequently, the Council awarded a contract to R&R Roofing at its October 18, 2016 meeting to construct the Roofing Replacement & Repairs project for the amount of \$388,600 and approved a contract contingency amount of \$38,400. The total expenditure authorization for the Work was \$427,000.

A Notice to Proceed was issued to R&R Roofing to commence work on November 28, 2016. During construction, a total of four contract change orders were requested by the City to compensate the contractor for additional work that was not included in the original scope of

work. Staff felt that the requested additional work would provide improved roofing systems upon completion. The final contract amount for work completed by R&R Roofing, including the approved change orders, was \$407,506.76. The final contract amount was considerably less than the total authorized for expenditures by the Council and exceeded the original contract by the amount of \$18,906.76. Staff utilized a little less than half of the 10% contingency amount authorized by Council for this project. The project was completed on time and within budget.

On April 19, 2017 all work on the project was complete to the satisfaction of the City's construction inspector and project manager. Staff is recommending acceptance of the completed work and authorization to release the final retention payment. Retention funds for this project, in the amount of \$20,375.34 will be available for release to the contractor after recordation of the Notice of Completion pursuant to California Public Contract Code § 7107.

FISCAL IMPACT

Funding for this project, as amended, was included in the City's Fiscal Year 2016-17 Capital Improvement Program Budget identified as C.O. No. 6525.

ALTERNATIVE(S)

1. Do not approve and accept the project.
2. Provide alternative direction to staff.

ATTACHMENT(S)

1. None