



AGENDA REPORT

Meeting Date: June 22, 2010
Item Number: G-10
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Charles Ackerman, Project Administrator
Subject: APPROVAL OF THE AWARD OF A CONTRACT TO CABRAL ROOFING & WATERPROOFING CORPORATION FOR THE FIRE STATION HEADQUARTERS RE-ROOFING PROJECT; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$351,805 TO CABRAL ROOFING & WATERPROOFING CORPORATION FOR THE CONTRACT WORK
Attachments: 1. Agreement
2. Categorical Exemption

RECOMMENDATION

It is recommended that the City Council approve the "Award of a Contract to Cabral Roofing & Waterproofing Corporation for the Fire Station Headquarters Re-Roofing Project", Bid No. 10-33, in the amount of \$319,805; approve the construction contingency of \$32,000; approve the plans and specifications for the Project, dated March 23, 2010, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$351,805.

INTRODUCTION

The existing roofing on the Fire Station Headquarters was installed as part of the building construction in 1986. Over the past 24 years, minor roofing repairs have been required. During the past winter, a number of leaking conditions occurred. The proposed contract will address a long-term solution to prevent further rain leaks.

DISCUSSION

The City engaged a roofing consultant, Van Dijk & Associates, to examine the existing roofing conditions and provide a recommendation for the appropriate course of action. The results of the inspection and sample cuts of the existing roofing system concluded

that existing roofing needs to be replaced. The consultant's final recommendation was to install a complete new energy efficient roofing system.

The specifications developed for this project include the following scope of work:

- Vacuum and dispose of the existing loose gravel aggregate. Remove and dispose of all base flashings, existing sheet metal wall counterflashing, including flashing membrane at roof drain sumps (pitch dams to remain in place).
- Provide and install new rigid insulation and protection board over the properly prepared existing coal tar pitch substrate.
- Provide all materials and accessories to install a new 72 mil thick fiberglass reinforced PVC roof membrane using an extrusion coating process, adhered over new protection board using a volatile organic compound (VOC) compliant water based adhesive, in accordance with manufacturer's recommendations.

The fiberglass reinforced PVC roof membrane roofing is a product manufactured by Sarnafil and includes an "Energy Star White" color. The membrane has an initial solar reflectance of 83% and a corresponding emissivity of 92%. In combination, the total solar reflectance index value (SRI) of the membrane is 104. This ranks at the highest level of available roofing products for energy conservation. Sarnafil roofs are recognized by the U.S. Green Building Council as a qualifying LEED roofing system for "green buildings".

The bid package prepared for the re-roofing of the Fire Station Headquarters included two alternate bid items for additional work on the building parapet walls to repair and seal the surface for greater longevity.

The project was advertised in the local Beverly Hills newspapers and the construction trade plan room, McGraw-Hill Construction Information Group (Dodge Report). Nineteen firms attended the mandatory job walk and obtained bid documents for this project.

On May 18, 2010, six bids were received. The bids results are as follows:

<u>Bidder</u>	<u>Total Base Bid</u>	<u>Alternate 1</u>	<u>Alternate 2</u>
Cabral Roofing & Waterproofing Corporation	\$292,251	\$25,615	\$1,939
Rey-Crest Roofing	\$327,165	\$4,800	\$3,650
Howard Roofing	\$350,200	\$5,250	\$4,800
Alcal Arcade	\$432,000	\$65/ LF	\$35/ LF
Best Contracting Services	\$474,400	\$17,500	\$5,000
Courtney	\$499,500	\$16,000	\$9,000

The low bidder, Cabral Roofing & Waterproofing Corporation, submitted a fully responsive bid, and as reported by the State Contractors Licensing Board, their license is current and in good standing. Review of the firm's references indicates that the firm has successfully executed similar work.

Staff recommends that the base bid and alternates #1 and #2 be accepted as the contract work. The total contract amount is \$319,805 including the above alternate bid items. In addition, a contingency of \$32,000 (approximately 10% of the contract amount) is recommended for change due to unforeseen conditions to complete the work. The consultant's pre-bid estimate was \$400,000.

The bid documents specify a 60 calendar day completion period for the work, resulting in completion of the project in mid September 2010.

The Department of Community Development has reviewed the project for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills, and no further environmental assessment is necessary.

FISCAL IMPACT

Funding for this contract work has been budgeted from the fiscal year 2010-11 Capital Improvement Program budget for New Roofing City Buildings, project #0833.



Scott G. Miller
Finance Approval



David D. Gustavson
Approved By

Attachment 1

Agreement

APPENDIX A
FORM OF CONTRACT

This contract ("Contract") is entered into by and between the City of Beverly Hills ("City"), a California municipal corporation, and Cabral Roofing & Waterproofing Corporation a corporation, whose address is 815 W. Olympic Blvd. Montebello, CA. 90640.

In consideration of the agreements herein contained, the parties agree as follows:

1. **WORK TO BE PERFORMED.** Contractor shall furnish at Contractor's own expense all labor, materials, supplies, equipment, tools, transportation and other items of expense necessary to complete in a workmanlike manner all Work in accordance with the terms and conditions of the Contract, except for the labor, materials, supplies, equipment, tools, transportation and other items of expense as may be required to be furnished by the City. The Work is defined in detail in the Contract Documents, which govern the interpretation and performance of this Contract, but may be generally described as follows:

FIRE STATION HEADQUARTERS RE-ROOFING PROJECT

Item Description: Removal, disposal and installation of new roofing system at the Beverly Hills Fire Station Headquarters, located at 445 N. Rexford Drive, Beverly Hills, California 90210.

2. **CONTRACT DOCUMENTS.** This contract consists of this Form of Contract and the following Contract Documents, including all exhibits, appendices, addenda, drawings, specifications and documents therein and attachments thereto, all of which are by this reference incorporated herein and made a part of this Contract:

SECTION 1: NOTICE INVITING BIDS
SECTION 2: INSTRUCTIONS TO BIDDERS
SECTION 3: SPECIAL CITY REQUIREMENTS
SECTION 4: GENERAL SPECIFICATIONS
SECTION 7: ADDITIONAL FORMS
APPENDIX B: SCOPE OF WORK
APPENDIX C: PAYMENT PROCEDURES
APPENDIX D: BID FORM
APPENDIX E: TECHNICAL SPECIFICATIONS

as contained in City's Bid Document for Bid No. 10-33, dated March 23, 2010 and

SECTION 5: BIDDER'S BID
SECTION 6: SIGNATURE PAGE AND LEGAL STATUS

of Contractor's Bid in response thereto, all of which are incorporated herein by reference, and all of which shall comprise the Contract Documents for this Contract. If any item of the Scope of Work, Payment Schedule, or any other item of the Bid Package is modified by either of the parties or arrived at by negotiation between the parties, that item as finally agreed upon by the parties shall also become a Contract Document, it shall supersede the corresponding item of the Bid Package, if any, and it shall be subject to all terms and conditions of the Contract.

3. **PERFORMANCE PERIOD.** Contractor shall commence Work after execution of the Contract, and shall complete all Work in 60 calendar days from the date of Notice To Proceed as set forth in the Contract Documents.

4. PAYMENT. City shall pay Contractor as full consideration for the satisfactory performance by Contractor of all Work required under this Contract the sum of Three Hundred and Nineteen Thousand Eight Hundred and Five Dollars (\$319,805), Inclusive of Alternates No. 1 and No. 2, payable as provided in the Contract Documents.

5. The City Manager or his designee shall administer the terms of the Agreement on behalf of the City.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the date stated below.

DATED: _____

CITY OF BEVERLY HILLS
"City"

JIMMY DELSHAD
Mayor

ATTEST:

BYRON POPE
City Clerk

APPROVED TO FORM:

LAURENCE S. WIENER
City Attorney

DATED: _____

"Contractor"

By: _____
DECIDERIO CABRAL
Vice President

By: _____
ELOINA AGUILAR
Controller

APPROVED AS TO CONTENT:

JEFFREY KOLIN
City Manager

DAVID D. GUSTAVSON
Director of Public Works

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager

Attachment 2

Categorical Exemption



www.beverlyhills.org

COMMUNITY DEVELOPMENT DEPARTMENT

455 N. Rexford Drive
Beverly Hills, CA 90210-4817
(310) 285-1123
FAX: (310) 858-5966

CITY OF BEVERLY HILLS

Categorical Exemption

NAME OF PROJECT Fire Station Headquarters Re-roofing Project

LOCATION 445 N. Rexford Drive, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City Fire Station

PROJECT DESCRIPTION Replace the roofing system on the facility

APPLICANT'S NAME City of Beverly Hills PHONE 310-285-1132

APPLICANT'S ADDRESS Project Administration 345 Foothill Road

CITY Beverly Hills, CA ZIP 90210

IF DIFFERENT, PROVIDE:

AGENT'S NAME _____ PHONE _____

AGENT'S ADDRESS _____

CITY _____ ZIP _____

The undersigned, having received this project for processing, has reviewed it for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills and no further environmental assessment is necessary.

Applicable Exemption Class 1(a)

COMMENTS Class 1(a) exemption for minor alterations to the exterior of an existing commercial structure.

REVIEWED BY [Signature] Date 6/2/2010