



AGENDA REPORT

Meeting Date: June 21, 2011

Item Number: F-9

To: Honorable Mayor & City Council

From: Charles Ackerman, Project Administrator

Subject: APPROVAL OF THE AWARD OF A CONTRACT TO CABRAL ROOFING & WATERPROOFING CORPORATION FOR THE CITY HALL RE-ROOFING PROJECT; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND
APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$302,642 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 City Hall Re-Roofing Project", Bid No. 11-25, in the amount of \$275,642; approve the construction contingency of \$27,000 and delegate the authority to approve change orders to the Director of Public Works & Transportation, as defined in the purchasing ordinance; approve the plans and specifications for the Project, dated April 8, 2011, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$302,642.

INTRODUCTION

The existing roofing on City Hall was installed as part of the building remodel in 1989. Over the past 22 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).
- Over the properly prepared existing coal tar pitch substrate, provide and install new rigid insulation and protection board. The new 1/2-inch thick protection board shall be new 1-1/2 inch thick layer of polyisocyanurate roof insulation shall be adhered over the existing substrate using insulation adhesive, in accordance with manufacturer's recommendations.
- 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 City Hall included two alternate bid items for tan roof membrane outside fourth floor offices and the replacement of the expansion joint along the bottom of the fourth floor office windows.

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

On May 11, 2011, five 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>	<u>Total Delay</u>
Cabral Roofing & Waterproofing Corp.	\$260,359	\$2,406	\$12,877	0
Waterproofing Experts Inc.	\$263,400	\$2,500	\$1,800	\$5,000
Letner Roofing Co.	\$270,000	\$10,000	NA	0
Best Contracting Services	\$312,375	\$20,830	\$11,100	0
Pacific Builders & Roofing	\$339,000	\$10,000	\$40,000	0

To determine the low Bidder, the City calculated the sum of the Total Base Bid, plus the amount of per diem for Compensable Delay multiplied by twenty (20) days. The low bidder is Cabral Roofing & Waterproofing Corporation.

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 including the replacement of the Beverly Hills Fire Headquarters roof.

Staff recommends that the base bid and alternates #1 and #2 be accepted as the contract work. The total contract amount is \$275,642 including the above alternate bid items. In addition, a contingency of \$27,000 (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 \$350,000

The bid documents specify a 60 calendar day completion period for the work, resulting in completion of the project in mid October 2011.

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 2011-12 Capital Improvement Program budget for New Roofing City Buildings, project #0833.



Scott G. Miller
Finance Approval



David D. Gustavson *Am*
Approved By

Attachment 1

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 _____ a _____, whose address is _____.

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:

CITY HALL RE-ROOFING PROJECT

Item Description: Removal, disposal and installation of new roofing system at the Beverly Hills City Hall, located at 455 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.11-25, dated April 8, 2011 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 _____ (\$ _____), 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: _____

DATED: _____

CITY OF BEVERLY HILLS
"City"

"Contractor"

BARRY BRUCKER
Mayor

By: _____

ATTEST:

By: _____

BYRON POPE
City Clerk

APPROVED TO FORM:

APPROVED AS TO CONTENT:

LAURENCE S. WIENER
City Attorney

JEFFREY KOLIN
City Manager

DAVID D. GUSTAVSON
Director of Public Works

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager

Attachment 2



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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 City Hall Re-roofing Project

LOCATION 455 N. Rexford Drive, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City Hall

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: Same

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 : Class 1, 15301- repair and maintenance of existing structure.

COMMENTS: Re-roof of existing facility. No change square footage, footprint, use or size of building or roof.

REVIEWED BY  David Reyes Date June 9, 2011

FEE \$ _____ (See current Planning Department Fee Schedule)