



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
June 17, 2008

Honorable Mayor and  
Members of the City Council

**Title: Contract: Rooney Police Facility Roof Renewal Project (CE21, C13000500)**

**Location/Council District:** 5303 Franklin Blvd., District 5

**Recommendation:** Adopt a **Resolution:** 1) approving the construction plans and specifications and awarding a construction contract for the Rooney Police Facility Roof Renewal Project to Madsen Roof Company, the lowest responsive and responsible bidder, in an amount not to exceed \$197,190; and 2) authorizing the City Manager or the City Manager's designee to execute the contract.

**Contacts:** Tony Alexander, Operations General Supervisor, 808-6360; Cynthia Kranc, Facilities Manager, 808-2258

**Presenters:** Not applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3275

**Description/Analysis:**

**Issue:** This report recommends awarding a construction contract for the Rooney Police Facility Roof Renewal project. The project will replace the existing roof at the Rooney Police Facility before inclement weather begins. The existing roof is over 20 years old and is at the end of its useful life. The roof can no longer provide reliable waterproofing for the facility. The formal bid process was completed on May 21, 2008, and Madsen Roof Company was selected as the lowest responsive and responsible bidder.

**Policy Considerations:** The recommendations in this report are consistent with the provisions of City Code Chapter 3.60.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):**

The Rooney Police Facility Roof Renewal project has been determined to be exempt from the provisions of the CEQA Guidelines under Section 15301(d). Projects exempted under Section 15301(d) consist of the restoration or rehabilitation of deteriorated or damaged structures or facilities to meet current standards of public health and safety. Therefore, it is seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

**Sustainability Considerations:** None

**Commission/Committee Action:** Not applicable

**Rationale for Recommendation:** On May 2, 2008, the Department of General Services issued Invitation for Bid (IFB) No. B083275021 for a construction contract for the Rooney Police Facility Roof Renewal project. Six bids were received. Madsen Roof Company was selected as the lowest responsive and responsible bidder. Staff's estimated construction cost was \$200,000. Construction work is anticipated to begin during the summer of 2008 and expected to be substantially completed by late August 2008.

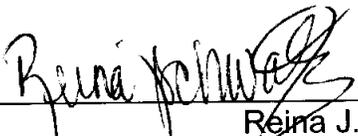
The results of IFB No. B083275021 are listed in the table below.

<b>Company Name</b>	<b>Contract Amount</b>	<b>ESBE %</b>
Madsen Roof Company	\$197,190	100%
Gudgel Yancey Roofing	\$211,343	100%
Barker & Associates	\$222,200	86%
Priority Roofing Solutions	\$225,800	100%
Hester Roofing	\$243,746	20.1%
King's Roofing	\$257,138	100%

**Financial Considerations:** Sufficient funding is available in the City Facility Deferred Maintenance Project (CE21, C13000500) to execute a contract with Madsen Roof Company in the amount of \$197,190 for the Rooney Police Facility Roof Renewal project.

**Emerging Small Business Development (ESBD):** Madsen Roof Company has an emerging/small business enterprise percentage total of 100% for the Rooney Police Facility Roof Renewal project.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities Manager

Approved by:   
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

  
Ray Kerridge  
City Manager

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**Attachment 1**

**Background Information**

The Rooney Police Facility roof is over 20 years old and is at the end of its useful life. The facility consists of two structures totaling approximately 23,000 square feet with a granule surface, multi-ply, built-up roof system over insulating concrete filled, metal pan decking. This roof system has an extensive leak history with City maintenance crews performing many repairs over the past rainy seasons. A delay in replacing the roof can lead to damage of building contents, rusting of metal decking and structural damage, and lead to the need to completely replace all the insulating concrete decking materials. Specific problems that currently exist are: deteriorating roof surface and sub-surface, rusting flashing and failing and leaking roof surface penetrations from abandoned and relocated equipment.

On May 21, 2008, the Department of General Services completed a formal competitive bid process which included a walk through of the facility with the potential bidders. Construction work is anticipated to begin during the summer of 2008 and expected to be substantially completed by late August 2008.

**RESOLUTION NO. 2008-XXXX**

Adopted by the City of Sacramento City Council

June 17, 2008

**AWARD CONSTRUCTION CONTRACT FOR THE ROONEY POLICE FACILITY  
ROOF RENEWAL PROJECT (CE21, C13000500)**

**BACKGROUND**

- A. This report recommends awarding a construction contract for the Rooney Police Facility Roof Renewal project. The project will replace the existing roof at the Rooney Police Facility before inclement weather begins. The existing roof is over 20 years old and is at the end of its useful life. The roof can no longer provide reliable waterproofing for the facility.
- B. The roof replacement is a deferred maintenance project and will be funded by the City Facility Deferred Maintenance Program (CE21, C13000500).
- C. The formal bid process for the construction of the Rooney Police Facility Roof Renewal project was completed on May 21, 2008. Madsen Roof Company was determined to be the lowest responsive and responsible bidder.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The construction plans and specifications for the Rooney Police Facility Roof Renewal project are approved and the construction contract is awarded to Madsen Roof Company, the lowest responsive and responsible bidder, in an amount not to exceed \$197,190.
- Section 3. The City Manager or the City Manager's designee is authorized to execute the contract specified above.