REPORT TO COUNCIL
City of Sacramento

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

CONSENT
August 29, 2006

Honorable Mayor and
Members of the City Council

Title: Contract: Belle Cooledge Community Center Roof Replacement

Location/Council District: 5699 South Land Park Drive, District 4

Recommendation

Adopt a **Resolution**: 1) Accepting a construction proposal from Legacy Roofing & Waterproofing; and 2) authorizing the City Manager or his designee to execute a contract with Legacy Roofing & Waterproofing to provide construction services for the Belle Cooledge Roof Replacement project in an amount not to exceed $105,187.

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: Public safety concerns brought forth over the past year by various community center tenants, and members of the public that use the facility, the Department of Parks and Recreation and the Department of General Services recommend the immediate replacement of the roof at Belle Cooledge Community Center. Staff is recommending that the Belle Cooledge Community Center roof be replaced before inclement weather sets in, because the roof is over 22 years old and has approached the end of its useful life. It consists of two levels, and is approximately 8,400 square feet. The roof has a deteriorating surface, sub-surface and rusting edge flashing. In addition, there are failing and leaking roof surface penetrations from abandoned and previously relocated equipment. It can no longer provide reliable waterproofing for the facility. On June 14, 2006, the Belle Cooledge Community Center Roof Replacement project was formally bid and Legacy Roofing and Waterproofing was the lowest responsive bidder in the amount of $105,187.

Policy Considerations: The immediate replacement of this roof will prevent costly, extensive and disruptive repairs caused by additional rain water intrusion. The work will be performed during the summer/fall of 2006.

Rationale for Recommendation: A delay in replacing the roof can lead to damage of building contents, rust of metal decking and structural damage. Further delay could also lead to the need to completely replace the insulating concrete decking materials. Immediate replacement of this roof could prevent potentially costly, extensive and disruptive repairs caused by additional water intrusion. Specific problems that currently exist are: deteriorating roof surface and sub-surface, rusting edge flashing and failing and leaking roof surface penetrations from abandoned and relocated equipment.

Environmental Considerations: The Belle Cooledge Community Center Roof Replacement project has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301(d) of the CEQA Guidelines. 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.

Financial Considerations: Sufficient funding is available in the City Facility Deferred Maintenance Project (CE21) to execute a contract with Legacy Roofing & Waterproofing in the amount of $105,187 for the Belle Cooledge Roof Replacement project.

Emerging Small Business Development (ESBD): The contract with Legacy Roofing & Waterproofing is utilizing a ESBD with 21.9% participation.

Respectfully Submitted by: Rhonda R. Jake
for: Cynthia Kranc
Facilities Manager

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

Approved by: _____
Robert G. Overstreet II
Director, Department of Parks and Recreation

Recommendation Approved:

_____
for Ray Kerridge
City Manager

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Background Information

The Belle Cooledge Community Center roof is over 22 years old and approaching the end of its useful life. It consists of two levels with approximately 8,400 square feet. It is a flat roof, with a gravel surface, multi-ply, built-up roof system over insulating concrete filled, metal pan decking.

It can no longer provide reliable waterproofing. A delay in replacing the roof can lead to damage of building contents, rust of metal decking and structural damage. Further delay could also lead to the need to completely replace all the insulating concrete decking materials.

Immediate replacement of this roof could prevent potentially costly, extensive and disruptive repairs caused by additional water intrusion. Specific problems that currently exist are: deteriorating roof surface and sub-surface, rusting edge flashing and failing and leaking roof surface penetrations from abandoned and relocated equipment.

On June 14, 2006, the Department of General Services performed a formal competitive bid process which included a walk through of the community center with the potential bidders for the project. It is anticipated that work will begin in the summer of 2006.

RESOLUTION NO.

Adopted by the City of Sacramento City Council

August 29, 2006

ACCEPTING A CONSTRUCTION PROPOSAL AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A CONTRACT WITH LEGACY ROOFING & WATERPROOFING TO PROVIDE CONSTRUCTION SERVICES FOR THE BELLE COOLEDGE COMMUNITY CENTER ROOF REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED $105,187

BACKGROUND

A. Public safety concerns brought forth over the past year by various community center tenants, and members of the public that use the facility, the Department of Parks and Recreation and the Department of General Services resulted in staff evaluating the existing roof at the Belle Cooledge Community Center.

B. Staff is recommending that the Belle Cooledge Community Center roof be replaced before inclement weather sets in, because the roof is over 22 years old and has approached the end of its useful life. It consists of two levels, and is approximately 8,400 square feet. The work will begin in the summer of 2006.

C. The roof replacement is a deferred maintenance project and will be funded by the City's Deferred Maintenance Program (CE21).

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

Section 1. The construction proposal from Legacy Roofing & Waterproofing in an amount not to exceed $105,187 (PN: CE21) is hereby accepted; and

Section 2. The City Manager or his designee is authorized to execute a contract with Legacy Roofing & Waterproofing in an amount not to exceed $105,187 for the replacement of the roof at Belle Cooledge Community Center.