REPORT TO COUNCIL
City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Consent

August 30, 2005

Honorable Mayor and
Members of the City Council

SUBJECT: Contract: City Facility Deferred Maintenance Roof Replacement

Location/Council District:
5730 24th Street, Building 4 (District 5)

Recommendation:

Adopt a Resolution: 1) Approving plans and specifications, 2) accepting the sole responsive bid in the amount of $111,550, and 3) authorizing the City Manager to execute a contract with Spanda Industrial Development Inc. in the amount of $111,550 for roof replacement.

Contact: David Myerson, Facilities Superintendent, (916) 808-6270; Tony Alexander, General Supervisor, (916) 808-6360

Presenters: N/A

Department: Department of General Services

Division: Facility and Real Property Management

Organization No: 3275

Summary:

The existing roof of Building 4 at the 24th Street Corporation Yard is deteriorating and has reached the end of its useful life. This roof is over 50 years old and has required patching to stop seasonal rainwater leaks for the past 20 years. The City consulted with a professional engineer who provided plans and specifications for the roof replacement. Because of the upcoming inclement winter weather we request authorization to proceed with this project.

Committee/Commission Action: None.

Background Information:

- The 24th Street Corporation Yard, Building 4 is used by the Department of General Services, Facility and Real Property Management for daily administrative duties.
- The existing roof leak problem is due to the flat pitch and requires redesigning. A structural engineer performed a roof evaluation and submitted plans and specifications that address loading and structural requirements. The roof repair and replacement needs to be accomplished in order to keep this facility in a state of good repair.
- Bids were solicited under the informal bidding procedure because the original estimate was under $100,000 for this project. Only one bidder was responsive with a bid that exceeded $100,000.
- Due to the fact that the roof replacement project will take four weeks to complete, and with the coming onset of inclement winter weather, it is in the City's best interest to award to the sole responsive bidder.

On July 22, 2005, the following bid was received:

Contractor	Bid	ESBE Participation Goal 20%
Spanda Industrial Development Inc.	$111,550.	100%

Financial Considerations:

There is adequate funding in the City's Facilities Deferred Maintenance Program (CE21) to award this contract.

Environmental Considerations:

The current project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA), under Sections 15061 (b)(3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and 15301 relating to projects for repairs and maintenance of existing City facilities. The current proposal involves the purchasing of roofing material for repair and maintenance of a City facility roof.

Policy Considerations:

The action herein requested is consistent with the Sacramento City Code, Title 3 and with the City's Strategic Plan goal to expand economic development.

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Emerging Small Business Development (ESBD):

The bid process supported and followed the Emerging and Small Business Development (ESBD) Program. The sole bidder for this project, Spanda Industrial Development Inc., is a certified small business firm with the City of Sacramento.

Respectfully Submitted by: _____

Cynthia Kranc
Facilities Manager

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

Recommendation Approved:

_____
ROBERT P. THOMAS
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

August 30, 2005

CITY FACILITY DEFERRED MAINTENANCE ROOF REPLACEMENT

BACKGROUND

A. The existing metal roof of Building 4 at the 5730 24th Street Corporation Yard is 50 years old, deteriorating and has reached the end of its useful life. For the past 20 years the roof has required patching to stop seasonal leaks. A structural engineer has provided the City with plans and specifications for a roof replacement.

B. Due to the coming of inclement winter weather, we are requesting authorization to accept the sole roof replacement bid from Spanda Industrial Development Inc., an ESBD company.

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

- Section 1. The plans and specifications are approved.

- Section 2. The sole responsive bid from Spanda Industrial Development Inc. in the amount of $111,550 is accepted.

- Section 2. The City Manager is authorized to execute a contract with Spanda Industrial Development Inc. for roof replacement at the 5730 24th Street Corporation Yard Building 4.