



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: FEBRUARY 15, 2022**

FROM: GENERAL SERVICES DEPARTMENT **WARD: 5**

SUBJECT: MEASURE Z - AWARD BID NO. 7879 TO RITE-WAY ROOF CORPORATION FOR REMOVAL AND REPLACEMENT OF THE ARLINGTON FIRE STATION NO. 2 ROOF IN THE AMOUNT OF \$149,813 AND AUTHORIZE 15% CHANGE ORDER AUTHORITY UP TO \$22,472 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$172,285

ISSUES:

Award Bid No. 7879 to Rite-Way Roof Corporation, of Fontana, California for the removal and replacement of the roof at the Arlington Fire Station No. 2, located at 9420 Andrew Street, in the amount of \$149,813; and authorize 15% change order authority up to \$22,472 for a total not to exceed amount of \$172,285.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 7879 to Rite-Way Roof Corporation, of Fontana, California in the amount of \$149,813 for the removal and replacement of the roof at the Arlington Fire Station No. 2, located 9420 Andrew Street;
2. Authorize 15% change order authority in an amount up to \$22,472 for project changes including, but not limited to, unforeseen conditions, or necessary design changes for a total not to exceed amount of \$172,285; and
3. Authorize the City Manager, or his designee, to execute a Construction Agreement with Rite-Way Roof Corporation including making minor and non-substantive changes.

BACKGROUND:

Measure Z, approved by Riverside voters on November 8, 2016, authorized a one-cent increase in the City's sales tax rate, which began on April 1, 2017. The FY 2021 – 2026 Measure Z Five-Year Financial Plan includes \$1,000,000 annually for annual deferred maintenance at existing City facilities.

DISCUSSION:

General Services is responsible for oversight of facilities maintenance and Capital Improvement Programs for core City departments and facilities, including police, fire, library, museum, City Hall and the City Corporation Yard. Many existing facilities are experiencing impacts from aging and years of deferred maintenance. Measure Z funds allocated for annual deferred maintenance are being deployed to address many of these issues.

Arlington Fire Station No. 2 Roof Project:

Arlington Fire Station No. 2, located at 9420 Andrew Street, was constructed in 1971 and has a red clay tile roofing system. The original roofing system has been in service for the past 51 years. The roof has experienced leaking issues for over 15 years and due to the deterioration of the existing roofing felts under the clay tiles, the roof has reached a point where it is no longer feasible to continue repair efforts. This project will remove and dispose of the red clay tile roofing system, replacing it with a new Title 24 compliant, 30-year asphalt shingle roofing system, complete with new flashings and edge metal.

Working with Purchasing staff, General Services developed Bid No. 7879 to remove and replace the roof at Arlington Fire Station No 2. Bid No. 7879 was posted on the City's bid portal on November 16, 2021, with twelve responses received. Rite-Way Roof Corporation was deemed the lowest, responsive bidder in the amount of \$149,813.00, 4.25% lower than the next lowest bid.

Staff is also requesting a 15% contingency in the amount of \$22,472 for a total not to exceed amount of \$172,285 for unanticipated changes due to the age and condition of the roof deck, and/or design changes, if additional minor repair needs are discovered.

The Purchasing Manager concurs that the recommendation to award is in compliance with Purchasing Resolution No. 23812.

The Fire Chief also concurs with the recommended action.

STRATEGIC PLAN ALIGNMENT:

1. **Community Trust** – This project provides assurance to Riverside's residents that significant investments are being made to improve public safety facilities, in accordance with the priorities outlined in the Measure Z Spending Plan.
2. **Equity** – This project ensures functionality of Arlington Fire Station No. 2 and allows for equitable distribution of Fire Department personnel, equipment, and access to lifesaving resources.
3. **Fiscal Responsibility** – This project was competitively bid in accordance with Purchasing Resolution 23812, ensuring that the best pricing for materials and services was obtained.
4. **Innovation** – The competitive bid outlines the replacement of a tile roof with a asphalt shingle roof engaging new technologies to resolve leaks and reduce the roof weight.
5. **Sustainability & Resiliency** – The new roof at Arlington Fire Station No. 2 will improve energy efficiency and prolong the useful life of the facility. According to the U.S.

Department of Energy, an asphalt shingle roof can increase energy efficiency by up to 30% and reduce the carbon footprint, as well.

FISCAL IMPACT:

The total fiscal impact of this action is \$172,285. Funds are budgeted and available in the Measure Z Capital Fund, Annual Deferred Maintenance account no. 9901909-462050.

Prepared by: Carl Carey, General Services Director
Certified as to
Availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachment: Bid Award Recommendation