



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 10, 2018

FROM: GENERAL SERVICES DEPARTMENT WARD: 4

SUBJECT: MEASURE Z - AWARD BID NO. 7555 TO ROY O HUFFMAN ROOF COMPANY FOR THE REMOVAL AND REPLACEMENT OF THE ROOF AT THE URBAN SEARCH AND RESCUE WAREHOUSE IN THE AMOUNT OF \$96,815 AND AUTHORIZE 15% CHANGE ORDER AUTHORITY UP TO \$14,522.25 FOR A TOTAL CONTRACT AMOUNT OF \$111,337.25

ISSUES:

Award Bid No. 7555 to Roy O Huffman Roof Company, of Riverside, California for the removal and replacement of the roof at the Urban Search and Rescue (USAR) Warehouse located at 8095 Lincoln Avenue, in the amount of \$96,815; and authorize 15% change order authority up to \$14,522.25 for a total contract amount of \$111,337.25.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 7555 to Roy O Huffman Roof Company, of Riverside, California in the amount of \$96,815 for the removal and replacement of the roof at the USAR Warehouse located at 8095 Lincoln Avenue;
2. Authorize 15% change order authority in an amount up to \$14,522.25 for project changes including, but not limited to, unforeseen conditions, or necessary design changes for a total contract amount of \$111,337.25; and
3. Authorize the City Manager, or his designee, to execute a Construction Agreement with Roy O Huffman Roof Company 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. On January 31, 2017, City Council received a report on Proposed Measure Z spending priorities, provided comments and directed staff to work with the Budget Engagement Commission (BEC) to refine the five-year spending plan for Measure Z.

On May 16, 2017, the City Council approved a Five-Year Spending Plan for Measure Z, which included multi-year funding for deferred maintenance projects as follows: FY 2017-18 (\$1,000,000); FY 2018-19 (\$1,500,000); FY 2019-20 (\$250,000); and FY 2020-21 (\$1,450,000).

DISCUSSION:

General Services is responsible for oversight of the 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 deferred maintenance. Measure Z funds are being deployed to address many of these issues.

USAR Warehouse Roof Removal and Replacement Project:

The USAR Warehouse is located at 8095 Lincoln Avenue, Building F, and was constructed in 1965 as a machine shop for the Utilities Department. In 2004, the building was vacated and repurposed as the USAR Warehouse. The building currently has a built-up rock covered roofing system that has been in service for over 50 years. The roof has experienced extensive leaking issues for a number of years, and due to the age and deterioration of the existing roofing, it is no longer feasible to continue spot repair efforts. This project will remove and dispose of the existing rock roof and install a new energy efficient Thermoplastic Polyolefin Single Ply Roofing System.

On May 3, 2018, Bid No. 7555 was issued to solicit bids from qualified contractors to replace the roof at the USAR Warehouse. Seven (7) responses were received. Roy O Huffman Roof Company was deemed the lowest, responsive bidder in the amount of \$96,815, 10% lower than the next lowest bid.

Staff is also requesting a 15% contingency in the amount of \$14,522.25 for a total contract amount of \$111,337.25 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 the City of Riverside's Purchasing Resolution No. 23256.

FISCAL IMPACT:

The fiscal impact of this action is \$111,337.25. Funds are available in the Measure Z Account Number 2210009-424130 to complete this project.

Prepared by: Carl Carey, General Services Director
Certified as to
Availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment: Bid Recommendation