



# City Council Memorandum

*City of Arts & Innovation*

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 19, 2022

FROM: GENERAL SERVICES DEPARTMENT WARD: 1

SUBJECT: MEASURE Z - AWARD BID NO. 7889 TO ANGELUS WATERPROOFING AND RESTORATION, INC, OF HUNTINGTON BEACH, CALIFORNIA FOR RIVERSIDE CITY HALL ROOF DECK REFINISHING IN THE AMOUNT OF \$131,071 AND AUTHORIZE 20% CHANGE ORDER AUTHORITY UP TO \$26,214 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$157,285

**ISSUE:**

Award Bid No. 7889 to Angelus Waterproofing and Restoration, Inc, of Huntington Beach, California for Riverside City Hall Roof Deck Refinishing, located at 3900 Main Street, in the amount of \$131,071; and authorize 20% change order authority up to \$26,214 for a total not to exceed amount of \$157,285.

**RECOMMENDATIONS:**

That the City Council:

1. Award Bid No. 7889 to Angelus Waterproofing and Restoration, Inc. of Huntington Beach, California in the amount of \$131,071 for Floor Roof Deck Refinishing at the City of Riverside City Hall, located at 3900 Main Street;
2. Authorize 20% change order authority in an amount up to \$26,214 for project changes including, but not limited to, unforeseen conditions, or necessary design changes for a total not to exceed amount of \$157,285;
3. Authorize the City Manager, or his designee, to execute a Construction Agreement with Angelus Waterproofing and Restoration, Inc. of Huntington Beach, California 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. For the General Services Department, these funds are to be utilized for deferred maintenance, security, and life safety issues.

## **DISCUSSION:**

The General Services Department (General Services) is responsible for oversight of the facilities maintenance and Capital Improvement Programs for City core departments and facilities, including police, fire, library, museum, City Hall and the City Corporation Yard.

### **City Hall Roof Deck Refinishing Project:**

Riverside City Hall, located at 3900 Main Street, was constructed in 1975 and has been in service the past 47 years. The 7<sup>th</sup> Floor Deck area was originally constructed with a pergola cover and a walking deck. The decking material was replaced in September of 1985. The pergola was demolished in July of 2006 and a solar array installed in its place. The Grier Pavilion was constructed in September of 2008 and the current decking/waterproofing material installed. The existing decking material is starting to crack and delaminate, causing some water migration into the 6<sup>th</sup> floor during heavy rains. The 4<sup>th</sup> floor roof deck was covered with an indoor/outdoor turf material as part of the original construction. This material was removed and the deck was painted to match the Grier Pavilion in 2008. This deck has reached its maximum usable life and is also allowing water to migrate onto the 3<sup>rd</sup> floor during rain conditions. This project will consist of refinishing both the 4<sup>th</sup> and 7<sup>th</sup> floor deck areas with a specialized deck coating that will provide a waterproof barrier and a durable non-slip walking surface.

Working with Purchasing staff, General Services developed Bid No. 7889 for the City Hall Floor Roof Deck Refinishing Project at the Riverside City Hall. Bid No. 7889 was posted on the City's bid portal on January 26, with three responses received. Angelus Waterproofing and Restoration, Inc. was deemed the lowest, responsive bidder in the amount of \$131,071.

Staff is also requesting a 20% contingency in the amount of \$26,214 for a total not to exceed amount of \$157,285 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 recommended action to award is in compliance with the City of Riverside's Purchasing Resolution No. 23812.

## **STRATEGIC PLAN ALIGNMENT:**

City Hall Roof Deck Refinishing Project contributes to Strategic Priority No. 6 *Infrastructure, Mobility and Connectivity* and Goal No. 6.2. to maintain, protect and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

This project aligns with the Cross-Cutting Threads as follows:

1. **Community Trust** This project provides assurance to Riverside's residents that significant investments are being made to improve public facilities, in accordance with the priorities outlined in the Measure Z Spending Plan.
2. **Equity** – This item is neutral towards this cross-cutting thread.
3. **Fiscal Responsibility** – This project was competitively bid in accordance with Purchasing Resolution 23812, ensuring that the best pricing was obtained.

4. **Innovation** – This item is neutral towards this cross-cutting thread.
5. **Sustainability & Resiliency** – The improvements to the City Hall 4<sup>th</sup> and 7<sup>th</sup> Floor Roof Decks will prolong the useful life of this facility.

**FISCAL IMPACT:**

The total fiscal impact of this action is \$157,285, which includes the 20% change order authority. Funds are budgeted and available in the Measure Z Capital Fund, City Buildings - Annual Deferred Maintenance Account 9901909-462050.

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

Attachments:	Bid Award Recommendation
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