



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 1, 2023

FROM: GENERAL SERVICES DEPARTMENT WARDS: 2,3, & 4

SUBJECT: MEASURE Z - AWARD BID NO. 7997 TO RITE-WAY ROOF CORPORATION FOR REMOVAL AND REPLACEMENT OF THE ROOFS AT MAGNOLIA CENTER FIRE STATION THREE, UNIVERSITY FIRE STATION FOUR AND MISSION GROVE FIRE STATION NINE IN THE AMOUNT OF \$434,278.00 AND AUTHORIZE 15% CHANGE ORDER AUTHORITY UP TO \$65,141.70 FOR A TOTAL AMOUNT OF \$499,419.70

ISSUES:

Award Bid No. 7997 to Rite-Way Roof Corporation, of Fontana, California for the removal and replacement of the roof at Magnolia Center Fire Station Three, located at 6395 Riverside Avenue, University Fire Station Four, located at 3510 Cranford Avenue and Mission Grove Fire Station Nine, located at 6674 Alessandro Boulevard, in the amount of \$434,278.00; and authorize 15% change order authority up to \$65,141.70 for a total amount of \$499,419.70.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 7997 to Rite-Way Roof Corporation, of Fontana, California in the amount of \$434,278.00 for the removal and replacement of the roof at the Magnolia Center Fire Station Three, located at 6395 Riverside Avenue, University Fire Station Four, located at 3510 Cranford Avenue and Mission Grove Fire Station Nine, located at 6674 Alessandro Boulevard; and
2. Authorize 15% change order authority in an amount up to \$65,141.70 for project changes including, but not limited to, unforeseen conditions, or necessary design changes for a total amount of \$499,419.70; and
3. Authorize the City Manager, or designee, to execute a Construction Agreement with Rite-Way Roof Corporation including making minor and non-substantive changes.

BACKGROUND:

Measure Z, a voter-approved one cent increase in the City's sales tax rate, took effect on April 1, 2017, and helps to fund critical needs, such as deferred facilities maintenance. On June 21, 2022,

the City Council approved the five-year Measure Z Spending Plan, which includes \$1,000,000 annually to address deferred maintenance on existing City facilities.

DISCUSSION:

The General Services Department 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 experience impacts from aging and deferred maintenance. Measure Z funds are being deployed to address many of these issues.

Fire Station Roof Projects:

Magnolia Center Fire Station Three, located at 6395 Riverside Avenue, was constructed in 1962 and has an asphalt shingle roofing system. The roofing system has been in service for the past 35 years. The roof has experienced leaking issues for ten plus years. Due to the deterioration of the existing roofing system, it has reached a point where it is no longer feasible to continue repair efforts. This project will remove and dispose of the existing roofing system and replace it with a new Title 24 compliant 30-year asphalt shingle roofing system, complete with new flashings and edge metal, fascia and gutters.

University Fire Station Number Four, located at 3510 Cranford Avenue, was constructed in 1962 and has an asphalt shingle roofing system. The roofing system has been in service for the past 35 years. The roof has experienced leaking issues for five plus years. Due to the deterioration of the existing roofing system, it has reached a point where it is no longer feasible to continue repair efforts. This project will remove and dispose of the existing roofing system and replace it with a new Title 24 compliant 30-year asphalt shingle roofing system, complete with new flashings and edge metal and gutters.

Mission Grove Fire Station Number Nine, located at 6674 Alessandro Boulevard, was constructed in 1971 and has a flat built-up roofing system and a clay tile roofing system on the Apparatus Bay section of the building. The roofing system has been in service for the past 52 years. The roof has experienced leaking issues for 15 plus years. Due to the deterioration of the existing roofing systems, has reached a point where it is no longer feasible to continue repair efforts. This project will remove and dispose of the existing roofing systems and replace it with a new flat built-up roofing system over the living quarters and a new Title 24 compliant 30-year asphalt shingle roofing system on the Apparatus Bay, including all new flashings, edge metal and gutters.

On March 30, 2023, the Purchasing Division of the Finance Department posted Bid No.7997 to remove and replace the roofs at the Magnolia Fire Station Number Three, University Fire Station Number Four and Mission Grove Fire Station Number Nine. A total of eight responses were received. Rite-Way Roof Corporation was deemed the lowest, responsive and responsible bidder in the amount of \$434,278.00, 1.09% less than the next lowest bid.

Staff is also requesting a 15% contingency in the amount of \$65,141.70 for a total amount of \$499,419.70 for unanticipated changes due to the age and condition of the roof decks, and/or design changes if additional minor repair needs are discovered.

The Fire Chief concurs with the recommended action.

The Purchasing Manager concurs that the recommended actions comply with the City of

Riverside’s Purchasing Resolution No. 23914.

STRATEGIC PLAN ALIGNMENT:

This project supports the City’s 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 of the City’s Strategic Plan as follows:

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** – The Fire Department serves all Riverside residents equitably.
3. **Fiscal Responsibility** – This project was competitively bid in accordance with Purchasing Resolution 23914, ensuring the best pricing was obtained.
4. **Innovation** – This item is neutral towards this cross-cutting thread.
5. **Sustainability & Resiliency** – New roofing will improve energy efficiency and prolong the useful life of these fire stations.

FISCAL IMPACT:

The total fiscal impact of this action is \$499,419.70. The funds are budgeted and available in the Measure Z Capital Fund, City Buildings Deferred Maintenance Project account number 9901909-462050 to complete this project.

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

Attachment: Bid Recommendation