



DATE: May 14, 2019

CATEGORY: Consent

DEPT.: Public Works

TITLE: **City Hall/Center for the Performing Arts Roof Repair Midyear Capital Improvement Project**

RECOMMENDATION

Approve a midyear capital improvement project, City Hall/Center for the Performing Arts Roof Repair, and transfer and appropriate \$1,500,000 from the Construction Conveyance Tax Fund to the new project. (Five votes required)

BACKGROUND

At the Capital Improvement Program (CIP) Study Session on March 26, 2019, staff introduced an \$11 million phased series of Civic Center Infrastructure Update/Upgrade projects, which included the City Hall and Center for the Performing Arts (CPA) roof repairs. At the Council's second CIP Study Session on April 25, 2019, staff noted that the City Hall and CPA roof repair project needs to begin as soon as possible, and that staff would return to Council in May to request approval of a midyear CIP for the roof repairs.

ANALYSIS

City Hall and the CPA are nearly 30 years old and their roofs are in need of significant repairs. During this last winter's rainstorms, the number of City Hall and CPA roof leak locations increased significantly. In 2012, a portion of the City Hall roof was repaired to address leaks occurring at that time. The repairs involved removing and saving the ceramic roof tiles, replacing damaged plywood, installing a new underlayment to prevent future leaks, and reinstalling the roof tiles. The recommended project would repair the remainder of the City Hall roof and the entire CPA roof in a similar fashion. Assuming a successful bid process, work on the most critical areas will occur prior to the rainy season.

FISCAL IMPACT

The estimated cost for the project, including project management and administrative fees, is \$1,500,000. There is a sufficient balance in the Construction Conveyance Tax Fund to cover this amount.

ALTERNATIVES

1. Do not approve the City Hall/CPA Roof Repair midyear CIP project.
2. Provide other direction to staff.

PUBLIC NOTICING – Agenda posting.

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DSC/TS/1/CAM
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cc: APWD – Cameron, APWD – Solomon, AAI – Doan, SMA – Goedicke, FMS – Adams, PAM – Whisler