



DATE: June 30, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Additional Funding for CIP 19-68,
City Hall and Center for the
Performing Arts Roof Repair**

RECOMMENDATION

Appropriate and transfer \$295,000 from the Construction/Conveyance Tax Fund to CIP 19-68, City Hall and Center for the Performing Arts Roof Repair. (Five votes required)

BACKGROUND

The City Hall and the Center for the Performing Arts (CPA) buildings are now 30 years old, and both roofs need, or will soon need, significant repairs and maintenance work. The roofs consist of concrete tiles over roofing paper and wood battens. While the tiles have a typical lifespan of 50 to 100 years, the roofing paper and wood materials fail much sooner and are replaced periodically over the life of the building.

Some of the roofing paper and other materials began to fail less than 20 years after the buildings were constructed. In 2012, a portion of the City Hall roof was repaired to address leaks that were occurring at that time. The repairs involved removing the concrete roof tiles, replacing damaged plywood, installing a new synthetic underlayment to prevent future leaks, and reinstalling the concrete roof tiles.

In June 2019, the City executed an architectural services agreement with Aetypic Inc. to prepare plans and specifications and provide construction support to repair the remaining portions of the City Hall and CPA roofs. As with previous work, the concrete roof tiles will be removed so materials underneath can be replaced, and then reinstalled. While some breakage occurs, most of the tiles can be reused.

The City Hall roof repairs are part of a series of funded capital projects that address aging infrastructure at the Civic Center complex. Approximately \$1.3 million is currently allocated for roof repairs and maintenance. Based on available funding, staff proposes phasing the project, with City Hall completed in the current project and the

CPA in a subsequent phase. There are currently a number of known leaks in the City Hall roof, while none have been observed at the CPA.

ANALYSIS

To streamline the procurement of construction services, staff is utilizing an OMNIA Partner's Cooperative Purchasing Agreement for the project. OMNIA Partners is a cooperative purchasing process used by State and local governments nationwide whereby unit prices are established from competitively bid projects and those prices are applied to the quantities of work in other projects. Because this is a maintenance project, replacing roofing materials that periodically fail over the life of the building, staff will award a purchase order for the work rather than a Public Works construction contract awarded by the City Council. It is typical for staff to award such purchase orders, with other examples including painting, electrical, and plumbing work.

Staff has received bids for the City Hall roof repairs and is currently evaluating the bids. Based on the preliminary bid results, the estimated project cost is as follows:

DESIGN COSTS:

Aetypic Inc. \$ 100,000

CONSTRUCTION COSTS:

Construction Administration 75,000

Roof Repair 1,350,000

Construction Inspection 10,000

Contingency Funds 150,000

Subtotal: \$1,685,000

City Administration Fee 110,000

TOTAL (rounded): \$1,795,000

CURRENT BUDGET: \$1,500,000

PROJECT SHORTFALL: **\$295,000**

Staff recommends supplementing the project budget so that a purchase order can be issued pending successful completion of the bids.

If the recommended actions are approved, work is expected to begin in July 2020 and be complete in October 2020.

FISCAL IMPACT

City Hall and the Center for the Performing Arts Roof Repair, CIP 19-68, is funded with \$1,500,000 from the Construction/Conveyance Tax Fund. To fully fund the project based on the preliminary bid results, staff recommends appropriating an additional \$295,000 from the Construction/Conveyance Tax Fund. There is sufficient funding in the Construction/Conveyance Tax Fund for the recommended action.

ALTERNATIVES

1. Reduce the scope of the project by repairing only a portion of the roof to match existing funding.
2. Defer the project and consider additional funding as part of the Fiscal Year 2021-22 Capital Improvement Program.
3. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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