



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Fahey and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Neil Miller, Director of Public Works
Clarence Van Corbach, Utilities Manager

DATE: April 19, 2005

SUBJECT: Reject Bids For City Hall Flat Roof Repairs and Authorize Staff to Negotiate a Change Order with Swinerton Builders to Complete City Hall Roof Repairs.

RECOMMENDATION:

Staff recommends that the City Council reject all bids for the City Hall Roof Repairs (flat area) and authorize staff to negotiate a change order with Swinerton Builders to complete all of the City Hall roof repairs.

FISCAL IMPLICATION:

The City Council approved an appropriation of \$175,000 from the CIP fund for City Hall roof repairs at the January 4, 2005 meeting. The estimate included \$40,000 for the flat roof area and \$135,000 for the metal standing seam roofing for the sloped roof area. No additional funds are needed to support staff's recommendation. Should City Council choose to accept the low bid, an additional appropriation of \$30,547 will be necessary to support the replacement of the flat roof area.

BACKGROUND:

On January 4, 2005 City Council approved moving forward with repairs to the City Hall roof above the Administration area. The work to be done includes the flat roof areas and metal standing seam roofing for the sloped roof area. Staff invited nine roofing companies to submit proposals for the flat roof work, however, due to the heavy rains this past winter only two companies responded. The low bid was \$70,547.00 from Rey-Crest Roofing & Waterproofing Company, which was well above the \$40,000 flat roof cost estimate prepared for staff by this contractor before the winter storms hit the region. Staff has not yet bid the metal standing seam roofing portion of this project. This item is before the Council at this time for rejection of bids for the flat roof area.

DISCUSSION:

From now until September roofing contractors are busy with projects that were delayed due to the storms and with school roofing projects that must be completed during the summer. Staff believes that the current market demand for roofing services has over-inflated costs and that it would be appropriate to reject all bids for the City Hall flat roof repairs and consider alternative options.

Additionally, staff believes that bidding for the metal standing seam roofing at this time would also result in over-inflated proposals.

Staff recommends that the City Council consider authorizing staff to negotiate a change order with Swinerton Builders, the general contractor for the new Police and Fire Facility, to allow the subcontractor installing the Public Safety Facility roofing to also complete all of the City Hall roof repairs. Swinerton's subcontractor, Best Roofing and Waterproofing, will already be on site and available to complete the City Hall roof work. Costs can be minimized by utilizing the existing agreement with Swinerton Builders and the project can be completed within the approved project budget.

CONCLUSION:

Staff recommends that City Council reject all bids for City Hall flat roof repairs and authorize staff to negotiate a change order with Swinerton Builders to complete all City Hall roof repairs.

ALTERNATIVES:

1. Accepting the low bid of \$70,547.00 from Rey-Crest Roofing & Waterproofing Company and appropriate an additional \$30,547 from the CIP fund.
2. Wait until August/September 2005 to rebid the City Hall roof work.