



Agenda Item # \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Wilson and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Neil Miller, Director of Public Works  
Clarence Van Corbach, Utilities Manager  
Juan Price, Maintenance Superintendent

**DATE:** January 4, 2005

**SUBJECT:** Approval of Roof Repairs for City Hall and Appropriation of \$175,000 from the Capital Improvement Fund

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### **RECOMMENDATION:**

Staff recommends that the City Council approve an appropriation of \$175,000 for recommended repairs to the City Hall Roof from the Capital Improvement Fund.

### **FISCAL IMPLICATION:**

It is estimated that the cost for this project will not exceed \$175,000. Funds are available in the Capital Improvement Fund for this work.

### **BACKGROUND:**

Over the last several years repairs and roof replacements have been done to most of the City Hall roof. These repairs included re-roofing the entire south portion of City Hall (the public counter facility) in 2001 and the entire north portion of City Hall (over the administration and City Council offices) with the exception of the surrounding parapet roof in 1990 (see attached diagram). The repairs done to date have been successful in stopping leaks in the areas addressed. In addition, the City now has annual inspection and repair of any areas of the roofs that show signs of wear.

The one remaining original portion of the City Hall Roof structure is the parapet roof. This structure is the portion which is visible above the Administration portion of City Hall. This portion of the roof was constructed with light weight concrete panels that slant and connect to the parapet wall. Over the years the concrete slabs have cracked and the joints between slabs have deteriorated. This condition has allowed rain water to penetrate the interior of the area between the parapet wall and the slanting roof. Over time, with water entering the interior of the covered area, extensive damage has been done to the flat portion of the roof (see attached photos).

### **DISCUSSION:**

Rather than repairing the cracks and joints of the concrete roof panels, staff proposes to cover the existing parapet roof with metal, standing seam material which will match the design and color of the new Police and Fire Facility Roof. Repairing the existing roof would be approximately 50% of

the proposed solution and would need continual inspection and repair to prevent a repeat of the current condition. We believe the metal encapsulation of the existing parapet roof to be a better long term solution to the problem.

Additional roof material will be added to the corner parapets to have a continuous roof around this entire portion of the building. In addition, we propose to re-coat the flat roof area lying between the parapet wall and the slanted roof with high quality roofing compound.

Cost estimates for the proposed work are:

1. Covering existing concrete panel roof structure with standing seam metal roof material including adding material for the four corners of the building - \$100,000
2. Installing high quality water proof material to the flat interior portion of the roof - \$50,000
3. We have included an additional \$25,000 in our appropriation request to cover any unknown factors we have not discovered that may arise during construction.

If approved, staff will prepare a bid package for the installation of the roof material and the water - proofing. The standing seam roof material will be ordered from the same vendor who is supplying the roof material for the Police/Fire Facility. This will insure a consistent look with the new facility. It should also be noted that the library building adjacent to City Hall has a metal standing seam roof on the slanted portion which is visible to the public.

**CONCLUSION:**

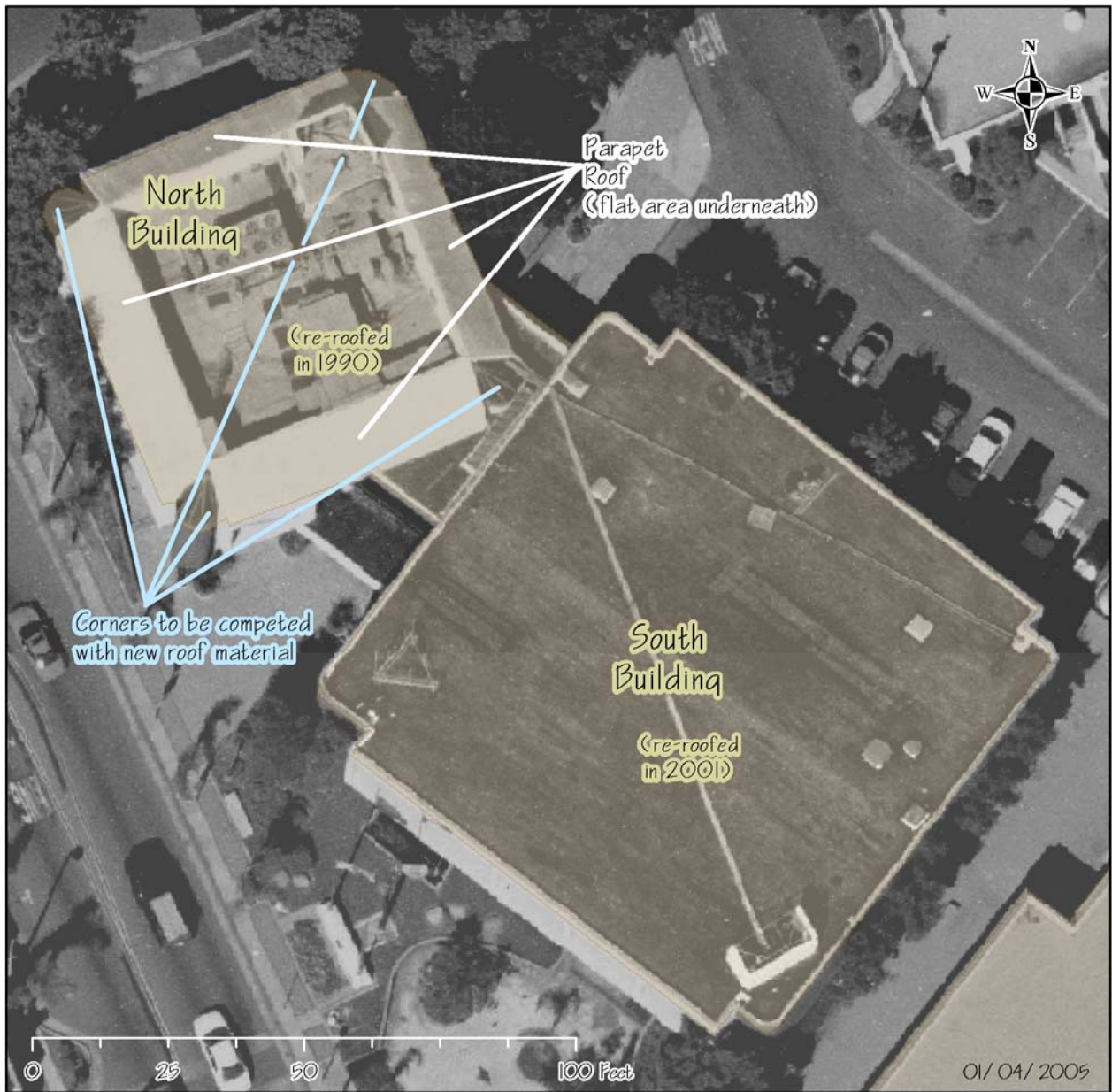
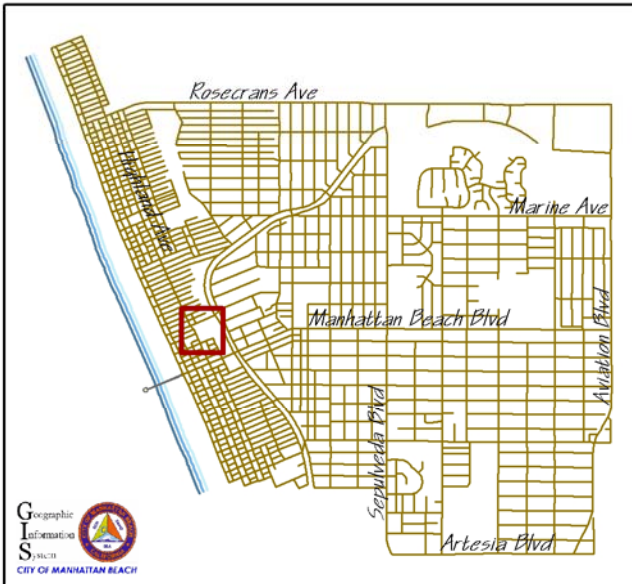
The remaining unimproved portion of the City Hall roof is in urgent need of repair. Staff recommends installing a standing seam metal roof as a repair method for the slanted portion of the roof. High quality water proofing materials are recommended to be applied for the flat portion.

**ALTERNATIVES:**

Direct staff to repair the slanted portion of the roof without the standing seam metal roof. This would entail cleaning and re-caulking all seams and sealing all cracks.

- Attachments: Diagram of City Hall Roof  
Photos of existing conditions  
Photos of proposed roof solution  
Photo of Library Roof

# City Hall Roof Repair Project



Existing southwest corner



Existing northeast corner



Recently installed doors to access flat roof area under slanted roof.



Corrosion from water entering the flat roof portion under the slanted roof.



Damaged flat roof area.



Example of standing seam metal roof.



The library building adjacent to City Hall with a metal standing seam roof.

