

TO: James L. App, City Manager
FROM: Joseph M. Deakin, Public Works Director
SUBJECT: Roof Repair FAA Building
DATE: November 4, 2003

NEEDS: For the City Council to consider adopting Resolution No. 03-xxx rejecting a proposal to repair the roof at the FAA Building.

FACTS:

1. The roof at the FAA Building needs to be repaired. A budget line item of \$20,000 was included in the Airport Divisions Operations budget for this project.
2. The Uniform Public Construction Cost Accounting Act, adopted as a City Policy in 2002, can be used to solicit informal bids for projects estimated less than \$100,000. This project clearly meets the criteria, and was informally bid.
3. One proposal was received from Quaglino Roofing in the amount of \$44,734.

**ANALYSIS
AND**

CONCLUSION: The one proposal received to repair the FAA roof is substantially more than the adopted budget. Staff requests that the City Council consider rejecting this proposal and direct staff to revise and reduce the scope of work, issue new specifications and invite new proposals. The reduced scope of work would still address the needed roof repair, but would employ more cost effective methods, and reduce the project scope to the most needed elements. Proposed changes would include:

- Delete air-conditioner flashing modifications (est. \$10,000 savings)
- Delete edge material replacement (est. \$2,500 savings)
- Delete membrane roof material, repair with hot-mop (est. \$10,000 savings)

By making the specification changes, the roof repairs are still expected to be effective at reducing leaks and addressing the primary associated issues.

POLICY

REFERENCE: Uniform Public Construction Cost Accounting Act

FISCAL

IMPACT: By rejecting the proposal, the budget does not need to be supplemented.

OPTIONS:

- a. Adopt Resolution 03-xx rejecting the bid received from Quaglino Roofing, and directing staff to revise and reduce the scope of work and solicit new informal bid proposals for the FAA roof repair project.
- b. Amend, modify or reject the above option.

Attachments

- 1) Resolution

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
REJECTING THE BID RECEIVED FOR THE ROOF REPAIR AT THE FAA BUILDING

WHEREAS, the roof at the FAA Building at the Paso Robles Airport needs repair; and

WHEREAS, \$20,000 has been included in the Airport Budget to pay for the repairs; and

WHEREAS, staff utilized the Uniform Public Construction Cost Accounting Act to solicit informal bids;
and

WHEREAS, the one bid received is substantially over the budgeted amount to repair the roof.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby reject the bid received from Quaglino Roofing.

SECTION 2. The City Council of the City of El Paso de Robles does hereby direct staff to revise and reduce the scope of work for the roof repairs.

SECTION 3. The City Council of the City of El Paso de Robles does hereby direct staff to solicit new informal bid proposals.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4th day of November 2003
by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk