



## CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

### AGENDA ITEM

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Report: Roofing Replacements and Restoration at Various City Facilities

1. Resolution adopting Specification No. 3908 for the Roofing Replacement and Restoration at Various City Facilities and directing the City Clerk to advertise for bids.
2. Resolution of Appropriation transferring \$65,000 from Building Maintenance Fund Net Position account to the Fire Station 28 Roof Renovation project account to provide adequate funding for this project.

### COUNCIL ACTION

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**Item Type:** Consent Calendar

**Approved for** April 11, 2023 **calendar**

### EXECUTIVE SUMMARY

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Staff recommends that the City Council authorize staff to solicit competitive bids for new roofing systems at five facilities including approving of a resolution of appropriation to provide adequate Building Maintenance funds for the Fire Station 28 roof replacement.

The existing roofing systems at these facilities have been in service beyond their warranty period, have experienced significant leaks, and are no longer cost effective to maintain. Three of the facilities will have the existing roof system removed and a new roofing system installed with a 20-year warranty. Two of the facilities will have the existing roofing systems reconditioned with modern restoration products with a 15-year warranty.

### COUNCIL PRIORITIES

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Infrastructure: This purpose of this project is to preserve and protect city buildings and the city assets inside for a long duration.

### RECOMMENDATION

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The Public Works Department recommends the City Council adopt Specification No. 3908 for the Roofing Replacements and Restoration at Various City Facilities Project and direct the City Clerk to advertise for bids. Additionally, staff asks that the City Council approve a resolution of appropriation transferring \$65,000 from Building Maintenance Fund Net Position account to the Fire Station 28 Roof Renovation project account to provide adequate funding for this project.

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## BACKGROUND/ANALYSIS

The recent rains of 2022 and 2023 have highlighted significant deficiencies in five roof systems at city facilities. These roofs have been in-service for many years, are beyond their rated service life, and are now in need of full replacement and/or reconditioning.

The following is a summary of location and condition of these structures:

The Fire Station 29 Apparatus Bay roof is a 3,000 square foot built-up roofing system that will be completely removed and replaced with a polyvinyl chloride (PVC), single-ply roof that will include a 20-year warranty. An adjacent roof section will utilize modern coating materials for restoration and provide a 15-year warranty.

The Adams Square Historical Gas Station at Adams Park is programmed by the Community Services and Parks Department and includes rotating art displays throughout the year. Due to original features of this 800 square foot facility, the existing roof system is very difficult to maintain and has experienced numerous leaks over the years. To properly address the chronic roof issue, it is necessary to completely remove the existing roof and install a new standing-seam metal roof. This new roof will include a 30-year warranty.

The Public Works Corporate Yard, Mechanical Maintenance Lube Bay Roof is a 2,200 square foot built-up roofing system that will be completely removed and replaced with a PVC single-ply roof that will include a 20-year warranty.

The Montrose Library Roof is a 10,500 square foot PVC single-ply roof that will be repaired and coated and will include a 15-year warranty. This work also includes the replacement of a large skylight structure.

The Fire Station 28 roof is a 7,000 square foot asphalt, built-up system that will be repaired and reconditioned and will include a 15-year warranty. Unlike the other facilities included in this project, the Fire Station 28 roof restoration is not currently budgeted as the roof deficiencies were only recently uncovered during the recent rainstorms. A resolution of appropriation is recommended to cover these costs.

All new and reconditioned roofing systems will include energy efficient materials consistent with Title 24 including reflective roof surfaces. The materials will include the maximum warranty duration possible to minimize future maintenance costs and preserve the integrity of the facilities

All work will be coordinated with each facility's operators to minimize impacts. The anticipated construction duration for all five roofs is 60 calendar days.

<b>Project Description:</b>	Roofing Replacement and Restoration at Various City Facilities Project
<b>Plans/Specs Adopted:</b>	April 11, 2023
<b>Advertisement Method:</b>	City website, press release, direct invitation

<b>Specs Issued:</b>	April 2023
<b>Bids Opened:</b>	May 2023
<b>Company Name and Bid Amount:</b>	TBD
<b>Recommended Contractor(s)</b>	TBD
<b>New / Existing Contractor(s):</b>	TBD
<b>Procurement Method (Bid / SS):</b>	Bid
<b>Contract Term:</b>	60 Working Days
<b>Construction Phase Begins:</b>	June 2023
<b>Construction Phase Ends:</b>	August 2023

## **STAKEHOLDERS/OUTREACH**

The Public Works Department will coordinate with the installing contractor and each location's staff to minimize any disruptions to operations and the public.

## **FISCAL IMPACT**

The Engineer's Estimate for the Roofing Replacements and Restoration at Various City Facilities project is \$515,000 of which, \$450,000 for this project was approved as a part of the FY 2022-23 Budget. The remaining amount of \$65,000 was not included as a part of the FY 2022-23 budget and therefore staff is requesting for a resolution of appropriation of \$65,000 from the Building Maintenance Fund Balance. The City Council approved funding and the appropriation request is outlined below:

<b>Existing Appropriation</b>		
Amount	Account String	Funding Source
\$100,000	GL: 43110-6070-PWD-0020-P0000 PL: PWD00578AN	Building Maintenance Fund
\$125,000	GL: 43110-6070-PWD-0020-P0000 PL: PWD00589AN	Building Maintenance Fund
\$100,000	GL: 43110-6070-PWD-0020-P0000 PL: PWD00587AN	Building Maintenance Fund
\$125,000	GL: 43110-6070-PWD-0020-P0000 PL: PWD00585AN	Building Maintenance Fund

<b>Requesting Appropriation</b>			
Amount	From (Account String)	To (Account String)	Funding Source
\$65,000	GL: 27900-6070-PWD-P0000	GL: 43110-6070-PWD-0020-P0000	Building Maintenance Fund Balance

		PL: PWD00987AN	
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## **ENVIRONMENTAL REVIEW (CEQA/NEPA)**

This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) as a Class 1. This exemption pursuant to state CEQA Guidelines, Section 15301 and Title 14. The Adam's Park Gas Station project is Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines as a Class 31 (Historical Resource Restoration/ Rehabilitation) exemption pursuant to the California Code of Regulations, Title 14, Section 15331, which provides: "Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer."

## **CAMPAIGN DISCLOSURE**

Not Applicable.

## **ALTERNATIVES**

Alternative 1: Approve the Resolution adopting Specification No. 3908 for the Roofing Replacements and Restoration at Various City Facilities and direct the City Clerk to advertise for bids and approve a Resolution of Appropriation to fund the Fire Station 28 roof portion of the project.

Alternative 2: Do not approve the resolutions and the Public Works Department will continue to provide a best effort at maintaining the existing roofs.

Alternative 3: Consider any other alternative not proposed by staff.

## **ADMINISTRATIVE ACTION**

### **Prepared by:**

Kevin C. Todd, Assistant Director of Public Works

### **Reviewed by:**

Yazdan T. Emrani, Director of Public Works

### **Approved by:**

Roubik R. Golanian, P.E., City Manager

## **EXHIBITS/ATTACHMENTS**

None