



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

### AGENDA ITEM

---

Report: Contract Award for the Central Library Roof Replacement Project

1. Motion accepting Best Contracting Services, Inc.'s request to withdraw its bid and authorizing the City Manager or his designee to execute a contract with AME Builders, Inc., for the Central Library Roof Replacement Project, per Specification No. 3942, in the amount of \$2,846,900, plus a 10% contingency \$284,690.

### COUNCIL ACTION

---

**Item Type:** Consent Calendar

**Approved for**         June 27, 2023         **Calendar**

### EXECUTIVE SUMMARY

---

A new roof is needed for Glendale Central Library. This contract with AME Builders, Inc., is to remove the existing faulty roof system at Central Library and install a new (approx. 45,000 sq.ft.), engineered roof system with a 30-year warranty.

### COUNCIL PRIORITIES

---

Infrastructure: A new roof system provides protection from elements, energy efficiency, a substrate for photovoltaic installation, and preserves the facility for future generations.

## **RECOMMENDATION**

---

That City Council accept Best Contracting Services, Inc.'s request to withdraw its bid and authorize the City Manager or his designee to execute a contract with AME Builders, Inc., for the Central Library Roof Replacement Project in the amount of \$2,846,900, plus a 10% contingency \$284,690.

## **BACKGROUND**

---

The Glendale Central Library underwent a substantial renovation in 2017 and the contractor failed to install the roof per plans. In general, the installed roof did not have the required slope to move water toward the drain inlets. Since 2017, the roof has experienced several leaks and maintenance staff must regularly pump standing-water from the roof during each rainfall. The city subsequently filed a construction defect action against the contractor and its roofing subcontractor.

In November 2021, the city settled a claim against the contractor and roofing subcontractor, resulting in a net recovery to the city of approximately \$2 million dollars.

On November 22, 2022, the City executed a contract with 19six Architects to design and engineer a new roofing system. In January 2023, staff consulted and coordinated the design with the Planning Department to meet the historical building requirements.

The scope of roof replacement includes the removal and reinstallation of all rooftop equipment. A new, fully tapered, roofing system will be installed that will replace the existing defective roof. The new system will include a high reflectance surface meeting Title 24 regulations, a 30-year warranty, and will be coordinated with Glendale Water and Power to accept a photovoltaic system installed by a separate contractor once the roof system installation is completed.

On March 7, 2023, City Council adopted the plans and specifications and directed the City Clerk to advertise for bids from contractors. On April 6, 2023, the Public Works Department hosted a mandatory job walk where twelve contractors attended.

On May 3, 2023, the city received three bids. The lowest bid was from Best Contracting Services, Inc. in the amount of \$1,877,900; however, Best Contracting Services, Inc. submitted a "Letter of Withdrawal".

Public Contract Code Section 5101 and 5103 allows for bidder relief from its bid by consent of the awarding authority if the bidder can prove that (a) a mistake was made; (b) the City was given written notice of the mistake within five days of the bid opening; (c) the mistake made the bid materially different; and (d) the mistake was made in filling out the bid and not due to error in judgment or carelessness in inspecting the project site.

On May 5, 2023, two days after the bid opening, Best Contracting Services, Inc. submitted a letter of withdrawal due to clerical error in the preparation of the bid documents which rendered their pricing incorrect. One of the bid items in the Schedule of Values was off by one-million dollars. Staff reviewed the bids for all three contractors and found them to be similar in pricing when the million dollars was added to Best Contracting Services, Inc., bid amount.

Staff recommends approval of the request for relief because of the mistake and award of the contract to the second lowest bidder, AME Builders, whose bid was responsive and who is a responsible bidder, in its bid amount of \$2,846,900.

**ANALYSIS**

Considering the \$1-million bid error made by Best Contracting Services, Inc., the three bids received were competitively grouped and were evaluated to represent the current market price for completing the work.

The Public Works Department project staff found AME Builders, Inc., to have submitted a responsive bid and they are a responsible bidder. AME Builders, Inc., is a qualified bidder and they have provided the lowest bid price of \$2,846,900.

AME Builders, Inc., has a current State of California Contractors License that is active and in good standing and they have successfully completed projects of similar size, scope, and complexity.

The Central Library Roof Replacement Project is expected to take two-months to complete, pending materials availability. All work will be scheduled and coordinated to minimize impacts to patrons and staff of the Glendale Central Library.

<b>Project Description:</b>	Central Library Roof Replacement Project
<b>Plans/Specs Adopted:</b>	March 7, 2023
<b>Advertisement Method:</b>	City website, press release, direct invitation
<b>Specs Issued:</b>	March 8, 2023
<b>Bids Opened Date:</b>	May 3, 2023
<b>Company Name(s) and Bid Amount(s):</b>	1. Best Contracting Services, Inc. \$1,877,900 (withdrawn) 2. AME Builders, Inc. \$2,846,900 3. Dorado Design & Construction, Inc. \$3,294,389
<b>Contractor:</b>	AME Builders, Inc.
<b>New / Existing Contractor:</b>	Existing
<b>Procurement Method (Bid / SS):</b>	Bid
<b>Contract Term:</b>	1 YEAR
<b>Construction Phase Begins:</b>	August 2023
<b>Construction Phase Ends:</b>	October 2023

**STAKEHOLDERS/OUTREACH**

The Public Works Department staff will coordinate with Library, Arts & Culture staff to minimize the disruption this construction may cause to Central Library operations.

## **FISCAL IMPACT**

---

The contract with AME Builders, Inc. will cost \$2,846,900 plus a 10% contingency of \$284,690 and \$18,000 for project management and inspection for a total potential cost of \$3,149,590, which was approved as a part of the FY 2022-23 budget. No new appropriation is being requested at this time. The City Council approved funding is outlined below:

<b>Existing Appropriation</b>		
<b>Amount</b>	<b>Account String</b>	<b>Funding Source</b>
\$1,574,795	GL: 51200-4010-LAC-0020-P0000 PL: LAC00942EN	Capital Improvement Fund
\$1,574,795	GL: 51200-2750-LAC-0020-P0000 PL: LAC00942AG	Library Fund – State Grant Revenue

## **ENVIRONMENTAL REVIEW**

---

This 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: Accept Best Contracting Services, Inc.’s request to withdraw its bid and authorize the City Manager to execute the contract with AME Builders, Inc., in the amount of \$2,846,900, plus a contingency of \$284,690.

Alternative 2: Do not approve the Motion, in doing so would require the Public Works Department to continue to commit resources to patch and repair the existing roofing systems as needed.

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

## **ADMINISTRATIVE ACTION**

---

**Prepared by:**  
Arthur Asaturyan, Project Manager

**Approved by:**  
Roubik R. Golanian, P.E., City Manager

**EXHIBITS / ATTACHMENTS**

---

None.