

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** August 4, 2008

**FROM:** CITY MANAGER

**SUBJECT:** AUTHORIZATION OF A PURCHASE ORDER WITH S.B.R. INC., FOR THE ROOF REPLACEMENT ON THE PUBLIC WORKS BUILDING AT THE CITY YARDS FOR A TOTAL NOT TO EXCEED AMOUNT OF \$124,967.

**RECOMMENDATION:**

It is recommended that the City Council:

Accept the bid dated July 3, 2008 by S.B.R. Inc., and authorize the issuance of a purchase order to S.B.R. Inc., in an amount not to exceed \$124,967 for the replacement of the roof on the Public Works Building located at the City Yards; and reject all other bids.

**BACKGROUND:**

The roof on the Public Works Building located at 233 W. Mountain Street, is in need of replacement as it has reached the end of its useful lifecycle.

Construction of the Public Works Building was completed in March, 1993. The roof material is a single layer of standard built-up asphalt roll roofing. This type of roof is designed to last 10 years. Several repairs have been made over the past few years to extend the life of the roof, but excessive exposure to sun and weather has accelerated the deterioration, making replacement a priority before the fall rain season.

The material that the new roof is made of is a composite that is specifically designed for energy efficiency and carries a 20 year manufacturer's warranty with an expected lifecycle of 30 years. It is what is commonly referred to as a "cool roof". These roofs greatly reduce the need for air conditioning thereby reducing power usage and as a result save energy. Cool roofs are required by law through the State of California

energy code, specifically the Title 24 Building Energy Efficiency Standards. By law, any commercial roof installation or replacement for any building over 3,000 square feet must be a cool roof.

In addition, this project is consistent with the United Nations Green Cities Declaration and Urban Environmental Accords (UEA) adopted by the City of Pasadena in 2006. The UEA sets out 21 action items for cities to take as first steps in addressing urban sustainability and providing a clean, healthy, and safe environment for all members of society. Action item number two of the Accords addresses energy efficiency by reducing peak load requirements. Cool roofs play a key part in energy conservation and efficiency by reducing the amount of air conditioning needed, especially during peak periods.

A Notice Inviting Bids was published on June 19, 2008. At the bid opening on July 3, 2008, six firms submitted bids. The bid results are as follows:

<u>BIDDER</u>	<u>AMOUNT</u>
S.B.R. Inc.	\$ 113,606
Lavey Roofing Services	\$ 119,500
Commercial Roofing Systems	\$ 129,610
Cabral Roofing	\$ 149,262
Vance & Associates	\$ 169,889
Best Contracting	\$ 188,888
Engineer's Estimate	\$ 135,368

The bid submitted by S.B.R. Inc., was the lowest responsive and responsible bid. Therefore, it is recommended that the bid be awarded to S.B.R. Inc., with a 10 percent contingency in the event conditions uncovered in the removal of the old roof require change orders, for a total amount of \$ 124,967.

Base Bid	\$ 113,606
Contingency Allowance	\$ 11,361
Contract Not To Exceed Amount	\$ 124,967

**FISCAL IMPACT:**

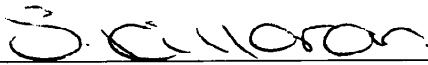
Sufficient funds are available to complete this project in the Building Preventive Maintenance project (number 71755) in the Capital Improvement Project budget.

Respectfully submitted:



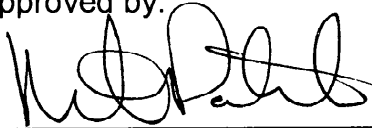
**BERNARD K. MELEKIAN**  
City Manager

Prepared by:



**Sharon Killoran**  
Management Analyst IV  
Building Systems and Fleet Management Division

Approved by:



**Martin Pastucha**  
Director of Public Works