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DEPARTMENT OF
PUBLIC WORKS

ARCHITECTURE &
ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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October 3, 1996

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING AND AWARD
CONTRACT FOR REPAIR OF THE COMMUNITY THEATER ROOF (PA52) TO
WESTERN SINGLE PLY**

LOCATION and COUNCIL DISTRICT: 13th and L Streets; Council District 1

RECOMMENDATION:

This report recommends that the City Council adopt the resolution suspending competitive bidding and award a contract for repair of the Community Theater Roof to Western Single Ply in the amount of \$54,998.

CONTACT PERSON: Jim Faber, Project Manager, 264-8435

FOR A COUNCIL MEETING OF: October 15, 1996

SUMMARY:

Staff requested bids under the informal bid procedure on October 2, 1996, for the Community Theater Roof. Because the bids exceed the City Managers informal bid authorization, it is requested that Council suspend competitive bidding in the best interest of the City and award a contract for repair of the Community Theater Roof to Western Single Ply in the amount of \$54,998.

COMMITTEE / COMMISSION ACTION: None

BACKGROUND:

- The built-up roof on the Community Theater was installed as part of the original construction in 1974, and is of an age where replacement will be necessary within the next couple years. Over the years, leaks in the original built-up roofing system have been fixed through various repair and partial re-roofing projects, as well as through on-



going maintenance by Convention Center and Facility Maintenance Staff. However, the built-up roof system over the stage area has continued to leak at various locations in spite of the on-going repair work and repairs to fix known leaks over the stage and backstage areas can not guarantee that other leaks will not occur in the near future.

- The "Phantom of the Opera" management, and other shows, became aware of roof leaks over the stage and backstage areas, which can cause severe damage to their expensive stage sets. All have insisted that the affected roofs be thoroughly repaired or replaced before they begin stage set installations and associated constructions in the Spring of 1997.
- The roofing system to be used on this project is a single ply flexible membrane system commonly known as TROCAL roofing. TROCAL roofing was selected for this project based on: 1) past successful performance of the system on other City projects; 2) extensive experience by City maintenance staff with the maintenance and repair materials and procedures; and 3) ability to install a TROCAL system over an existing roof to reduce tear-off costs and speed up the time of completion.
- Pending approval of this report, the contractor has ordered materials to ensure completion prior to the rainy season.
- This project was authorized in the 1995-96 Capital Improvement Program.
- Of the six (6) companies invited, three (3) submitted bids on October 2, 1996; and are summarized below:

Contractor	Bid Amount
Western Single Ply	\$54,998
CEI West Roofing	\$65,600
Kodiak Construction	\$66,699

FINANCIAL CONSIDERATIONS:

- The project budget for Community Theater Roof is \$75,000.
- The unobligated fund balance as of October 3, 1996 is \$75,000, which is sufficient for award.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Division has determined that this project is exempt from environmental review under CEQA, State Class 1, Section Number 15301 (a, d). A Notice of Exemption was filed with the Sacramento County Clerk on January 30, 1995.

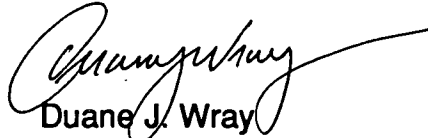
POLICY CONSIDERATIONS:

Title 58.04.401 (d) of the Sacramento City Code allows this action with a two-thirds vote of the City Council.

MBE/WBE EFFORTS:

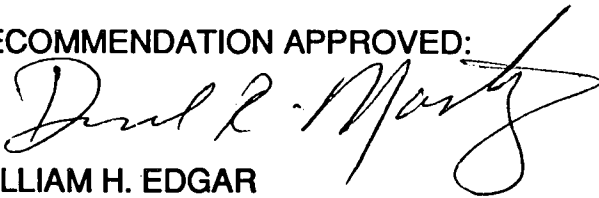
The project was announced on the Project Information Line which contains information on Public Works and Utility Department projects. All local roofing companies, approved by the manufacturer to install the product, were invited to submit a bid.

Respectfully submitted,



Duane J. Wray
Architecture & Engineering Manager


RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

for

Approved:



Michael Kashiwagi
Director of Public Works, Technical Service

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION SUSPENDING COMPETITIVE BIDDING AND
AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT
IN THE AMOUNT OF \$54,998 FOR
THE COMMUNITY THEATER ROOF (PA52)**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. In the best interest of the City of Sacramento, competitive bidding is hereby suspended for the Community Theater Roof (PA52).
2. The City Manager is hereby authorized to execute a contract for repair of the Community Theater Roof in the amount of \$54,998.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

