



City Council Staff Report

Date: March 4, 2009 CONSENT CALENDAR

Subject: PALM SPRINGS STADIUM RE-ROOFING PROJECT, CITY PROJECT 08-23

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

Bids were received for the Palm Springs Stadium Re-roofing project (City Project 08-23) on January 13, 2008. The bids received significantly exceeded the estimate. In accordance with Chapter 7.03.040 of the Palm Springs Municipal Code, it is necessary for the City Council to reject the bids and authorize re-bidding.

RECOMMENDATION:

- 1) Reject all bids received on January 13, 2009, for the Palm Springs Stadium Re-Roofing Project, City Project No. 08-23; and
- 2) Authorize the Public Works and Engineering Department to re-advertise for bids for the Palm Springs Stadium Re-Roofing Project, City Project No. 08-23, using a different roofing material than was previously specified.

STAFF ANALYSIS:

The Palm Springs Stadium Re-roofing Project was initiated by the Parks and Recreation Department, to repair the damaged roof of the existing office and locker room areas at the Palm Springs Stadium.

The project specifications were prepared by the Public Works and Engineering Department staff in December 2008, and specified the complete removal of the existing roofing and installation of a new ethylene inter-polymer (EIP) single ply roofing system, as has been specified at all other facilities in recent years. This type of roofing was successfully used on several City facilities, including the Leisure Center, Police Department Training Center, Pavilion Building and James O. Jessie Desert Highland Unity Center.

In December 2008 the project was advertised for bids, and at 2:00 p.m. on January 13, 2009, the Procurement and Contracting Manager received construction bids from two contractors:

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|----|--------------------------------|--------------|
| 1. | Al Miller & Sons Roofing, Inc. | \$109,800.00 |
| 2. | RGSLA, Inc. | \$118,264.00 |

The Engineer's Estimate was \$35,000.00. The estimate was based on prior re-roofing project costs per square foot; however, the Palm Springs stadium roof has many conduits for utilities and communications extending across the roof that would need to be removed and reinstalled to construct the EIP single ply roofing system that was specified. This fact significantly inflated the construction cost over what was estimated. As these bids exceed this project's budget, the staff recommends that the City Council reject the bids and authorize re-advertising for bids using a different roofing material.

The Public Works and Engineering Department has prepared new project specifications requiring partial removal of the existing foam roofing, installation of new sprayed polyurethane foam roofing and application of elastomeric coating on the entire roof area. This type of application does not require removal and re-installation of all of the conduits for utilities and communications extending across the roof, as the foam material will be sprayed over these conduits in place. While the capital cost of the foam roof will be much less, this type of roof will require more maintenance and re-coatings every 4-5 years in order to preclude deterioration and leakage.


It is staff's opinion that re-roofing with foam material will not exceed \$30,000.

FISCAL IMPACT:

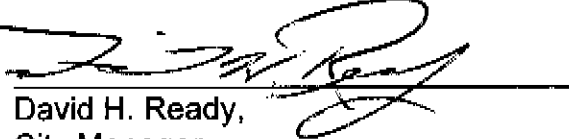
Sufficient funds are available in account No. 261-2494-51568.



David J. Barakian
Director of Public Works/City Engineer



Thomas J. Wilson
Assistant City Manager



David H. Ready,
City Manager