



City of Carson Report to Mayor and City Council

March 6, 2013
New Business Consent

SUBJECT: CONSIDERATION OF FUNDING AND APPROVAL OF PLANS, SPECIFICATION AND ESTIMATES FOR PROPOSED IMPROVEMENTS TO THE ROOFS OF VARIOUS CITY FACILITIES

Farrokh Abolfathi

Submitted by Farrokh Abolfathi
Acting Director of Public Works

David C. Biggs

Approved by David C. Biggs
City Manager

I. SUMMARY

The plans, specifications and estimates (PS&E) for improvements to the roofs of Dominguez Park, Carriage Crest Park, and the City Corporate Yard buildings have been completed, and the project is ready to be advertised for construction. The total estimated cost for this project is \$443,100.00.

Staff requests that the City Council approve the PS&E and authorize staff to advertise this project for construction bids.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the plans, specifications and estimates and order the work for proposed improvements to the roofs of Dominguez Park, Carriage Crest Park, and the Corporate Yard buildings.
2. APPROPRIATE \$443,100.00 from the unallocated General Fund balance to cover the estimated cost of this work.
3. AUTHORIZE staff to advertise the work and call for construction bids for proposed improvements to the roofs of Dominguez Park, Carriage Crest Park, and the Corporate Yard buildings.

III. ALTERNATIVES

1. DO NOT APPROVE the PS&E and the call for bids.
2. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

City staff in the Department of Public Works has solicited an assessment of roofs in various City facilities by contacting several roof material suppliers. The task was to evaluate the facilities' building roofs and prepare specific methods of repairing each roof. The service was provided by the material supplier with no charge to the City of Carson and the evaluation package was received in

December 2012. Since the initial assessment, staff has been evaluating the needs and the best way to proceed and prioritizing the projects.

The City's parks and public facility buildings' roofs require major repair due to age and corrosion. The current roof condition is of concern to employees working in the area, to guests and participants attending scheduled events, and if not repaired, could lead to damage to expensive equipment and materials stored inside the buildings.

The Dominguez Park building roof has leaked over electrical panels and several acts of vandalism in the past including damage to the skylights, place it on the high priority list.

The Carriage Crest Park building roof has been damaged by a recent act of vandalism, which exasperated its poor condition.

The City of Carson Corporate Yard building has continuous roof leaks, which impact working conditions.

The following six park/facilities have been evaluated and place in the priority list:

No.	Facility	Estimated Cost
1	Carson Community Center (Carson Dominguez Room)	\$16,800.00
2	Dominguez Park	157,350.00
3	Carriage Crest Park	46,500.00
4	City Corporate Yard	239,250.00
5	Scott Park	404,115.00
6	Calas Park	42,000.00
TOTAL		\$906,015.00

Staff has received three bids for the repair of the Carson Community Center Carson Dominguez Room building roof. The most qualified and responsive bid is from Tecta America in the amount of \$12,040.00. Since this amount is within the City Manager's spending authority, the purchase order for this project is in process.

Considering that these roof replacements are not budgeted, and in an effort to maximize the economy of scale, staff recommends that Dominguez Park, Carriage Crest Park and the Corporate Yard building roofs be combined into one project and be repaired at this time. The Scott Park and Calas Park building roofs project will be added to the 2013/14 Capital Improvement Program for consideration.

V. FISCAL IMPACT

The estimated cost of the Dominguez Park, Carriage Crest Park and the Corporate Yard building roof repairs is \$443,100.00. If Council appropriates the funding from the unallocated General Fund balance, this fund balance will be reduced to \$15,513,210.00.

VI. EXHIBITS

None

G:\ENGINEERING DIVISION\Agenda1\2013\03-06-13 CC Consideration of Funding for Roofs.docx

Prepared by: Massoud Ghiam, P.E., Senior Civil Engineer

TO: Rev09-04-2012

Reviewed by:

City Clerk	City Treasurer
Administrative Services <i>Jackie Ann</i>	Public Works
Community Development	Community Services

Action taken by City Council

Date _____ Action _____