



Item Number: 5

City Council / Board of Directors

Consent Calendar

Meeting of: November 05, 2024

Submitted By:

C. Eric Ray, Airport Director

Subject:

Notice of Completion for Multiple Roof Replacements Project #CC23-104

Recommendation:

That the Southern California Logistics Airport Authority Board of Directors:

- (1) Approve the Notice of Completion for Multiple Roof Replacements Project #CC23-104; and
- (2) Authorize the Executive Director to execute the Notice of Completion.

Fiscal Impact:

This action will result in a fiscal impact of \$38,325. A retention of five percent was withheld from each pay estimate during construction as per the construction agreement. Upon Board approval of the Notice of Completion ("NOC"), the retention of \$38,325 will be released thirty-five days after the NOC is recorded. This project was funded by Airport Operations funds. Accrued retention funds are available by Building as follows:

| Funding Source | Budget FY 2024-2025 |
|------------------------------------|----------------------------|
| 450-20110-95106 BLDG 682 Retention | \$12,499.85 |
| 450-20110-95105 BLDG 685 Retention | \$12,950.15 |
| 450-20110-95113 BLDG 732 Retention | \$1,499.93 |
| 450-20110-95112 BLDG 733 Retention | \$1,499.93 |
| 450-20110-95111 BLDG 738 Retention | \$1,499.93 |
| 450-20110-95110 BLDG 739 Retention | \$2,174.93 |
| 450-20110-95117 BLDG 744 Retention | \$2,100.30 |
| 450-20110-95124 BLDG 867 Retention | \$4,099.98 |
| Total Project Retention | \$38,325 |

Strategic Plan Goal:

Goal E. Invest in Infrastructure: This Project provided long-term roofing solutions to multiple revenue generating assets at the airport.

Background:

The existing metal roof structures and drainage troughs atop Buildings 682 and 685 were installed in 1963 when the buildings were built. The drainage troughs were deteriorated and leaked whenever precipitation was present. The temperature variances between the summer and winter seasons of the Mojave Desert caused the metal roofs to expand and contract with the weather. The continued expansion and contraction of the metal roofs over nearly 60 years caused small gaps to develop between the metal roof and the roofing screws that allowed rainwater and wind-blown dust to intrude into the buildings.

The roof structure atop Building 867A is approximately 4,000 square feet and was composed of a patchwork of three different roofing materials; coated metal, rubber, and rolled asphalt shingle. Harsh weather conditions deteriorated the rubber and shingle surfaces which allowed water to infiltrate the roof membrane and produce multiple roof leaks. Staff installed additional roof drains to extend the life of the roof and prevent leakage, with limited success.

The existing roof materials atop Buildings 732/733/738/739/744 were deteriorated and in need of consistent repair over the last few years. These five buildings were built in 1942 and have had several different roofs installed since their construction. One roof had five layers of roofing materials, and the other four roofs were composed of at least three layers of roofing materials. Harsh weather conditions deteriorated the fascia boards and flashing, which allowed water to infiltrate beneath the roof membrane and produce multiple leaks. In addition, multiple obsolete evaporative cooler stands and other abandoned apparatus existed on these roofs, which added unnecessary weight and obstructions to the flow of water.

Staff exercised every known repair option to extend the life of these roofs and prevent leakage, with limited success. Staff determined that the best option for the renewal of these roofs was full-scale roof replacement.

On June 06, 2023, following a formal solicitation process, the Southern California Logistics Airport Authority ("SCLAA") Board of Directors awarded a construction contract to Universal Coatings, Inc., ("Universal") with a total compensation amount not to exceed \$768,000. Construction commenced on November 14, 2023, following the issuance of the Notice to Proceed on November 06, 2023.

Discussion:

The Building 682 and 685 portions of the Project involved cleaning, inspecting, repairing, priming, coating, and sealing roughly 57,000 square feet of metal roof decking and ridge vents. Three existing deteriorated drainage troughs were retrofitted with approximately 425 feet of new drainage pipes and fittings. Multiple obsolete protrusions were removed from the roofs, thereby decluttering the roofs and removing obstacles to proper drainage.

The new drainage systems were tested and the persistent leaks that plagued the roof have been resolved, to the delight of staff and tenants.

The Building 867A portion of the Project involved the removal and proper disposal of approximately 4,000 square feet of asphalt, rubber, and coated metal roofing material. The existing roof decking was cleaned, inspected, repaired where necessary, primed, and Spray Polyurethane Foam ("SPF") was applied to the entire roof. Lastly, an Elastomeric Acrylic Coating was applied over the top of the SPF to provide a waterproof layer and protection from UV rays. Additional rain gutters were installed to provide appropriate avenues to channel water away from the building.

The Building 732/733/738/739/744 portion of the Project involved the removal of approximately 7,000 square feet of roofing materials located on five buildings. Several buildings required the removal and proper disposal of multiple layers of asphalt roll roofing, shingles, and felt paper. Approximately 660 linear feet of metal flashing and rotted fascia board was replaced. Various roof protrusions, multiple non-functional swamp coolers and stands, and obsolete ducting and roof dormers were also removed. After the roofs were cleared of old materials and the roof decking inspected, repaired and cleaned where necessary, an SPF roofing system consisting of primer, SPF, and elastomeric topcoats was installed.

On September 23, 2024, the Project was substantially completed and inspected to the satisfaction of staff, with final documentation submitted by Universal the following day. Significant delays in the winter, spring, and summer months due to multiple rain, wind, and extreme heat events delayed the completion of the project. Despite the climate caused delays, the Project was completed below budget for a total cost of \$766,500.

Therefore, staff recommends that the SCLAA Board of Directors approve the issuance of the Notice of Completion for the Multiple Roof Replacement Project #CC23-104 and authorize its execution by the Executive Director. Upon execution, the NOC will be filed with the San Bernardino County Recorder's office to offer an opportunity for sub-contractors to make a claim for any work performed that remains unpaid. Thirty-five days after the NOC filing, should no claims be made, the SCLAA will release the retention currently held and owed to Universal Coatings, Inc. in the amount of \$38,325.

Staff remains available for any questions or comments you may have.

CER/see

Attachments:

- A. Site Map
- B. Notice of Completion
- C. Construction Photos