



Item Number: 14

City Council / Board of Directors

Written Communications

Meeting of: October 15, 2024

Submitted By:

Doug Mathews, Director of Public Works and Water

Subject:

Roof Restoration Contract Award for Water Department Facilities

Recommendation:

That the Honorable Board of Directors award a contract to Riteway Roofing in the amount of \$469,000 for the Roof Replacement for Various Projects, Project No. CC25-014.

Fiscal Impact:

This project was appropriated in the Fiscal Year 24/25 annual budget under the Water Fund (Fund 410) from the following account codes:

Account Description	Account Code	Budgeted Amount
Avenal Roof Replacement	4100500-55080-74503	\$170,000
Balsam Roof Replacement	4100500-55080-74504	\$140,000
El Evado Roof Replacement	4100500-55080-74511	\$150,000
Well 203 Roof Replacement	4100500-55080-74545	\$15,000
D1 Roof Replacement	4100541-55060-74529	\$297,000
	Total	\$772,000

Taking action in accordance with the staff recommendation will result in a fiscal impact of \$469,000. Contingencies for potential change orders have been incorporated into the overall budget to account for any unforeseen conditions that may arise once work begins. Since the full extent of the roof's condition may only become evident during the project, this allowance ensures that any additional costs are covered without impacting the project's progress.

Strategic Plan Goal:

This project aligns with Strategic Goal E. Invest in Infrastructure. This roof restoration project will provide a long-term roofing solution to existing infrastructure ensuring staff safety and asset protection.

Background:

In late 2018, the City conducted a Request for Information (RFI) to assist staff in determining the best product for roof restoration projects of this type. At that time, roofing material specifications submitted by contractors/manufacturers were reviewed by a selection committee consisting of staff from Community Services, Development, Engineering, Finance/Purchasing and Airport Operations. The selection committee determined that WeatherWeld's seamless roofing system with a fiberglass-reinforced membrane best fit the City's needs. Although other seamless systems were also considered, WeatherWeld offered the longest warranty period, consisting of a 40-year manufacturer's warranty on the roofing membrane and base flashings, a 12-year manufacturer's warranty on the coating, and a two-year project warranty on product installation. The product specifications have been included in Attachment A.

Discussion:

The Water Department surveyed District facilities and found numerous roofs in need of repair. The aging roofs at five key sites are in need of replacement to prevent further deterioration and mitigate potential damage to infrastructure. The roofs at the El Evado Treatment Plant (15 years old), Avenal Treatment Plant (12 years old), Balsam Treatment Plant (17 years old), Well Site 203 (10 years old), and District 1 Warehouse (20 years old) have reached or exceeded their expected lifespans. Several of these roofs are already experiencing wear, including leaks and water infiltration, which could damage equipment and pose health and safety risks due to mold and structural issues.

In February of this year, a comprehensive assessment of the roofs was conducted by the Facilities Division of the Community Services Department, concluding that each roof was approaching the end of its service life and would soon require replacement due to their deteriorating condition. Replacing these roofs now will prevent escalating maintenance costs, reduce energy inefficiencies, and safeguard the District's operational capabilities. If left unaddressed, roof failures could lead to more costly repairs, operational disruptions, and safety hazards for personnel and contractors. This project is crucial to maintaining the integrity of the District's facilities and ensuring consistent service delivery.

Staff proposed several Capital Improvement Projects (CIP) for FY 24/25 to ensure the Department's assets were protected and staff safety issues were mitigated. As part of the annual budget process, Council agreed with the need and approved the roof repairs for FY 24/25.

Due to the severity of the necessary roof repairs and the need to repair prior to the next rainy season, the Facilities Division and Purchasing Division handled the procurement process for this project pursuant to VMC 2.28.200 – Public works contracts with an estimated cost in excess of sixty thousand dollars but no more than five hundred thousand dollars, informal bid process.

On July 30, 2024, a Notice Inviting Bids on a WeatherWeld roofing system or equivalent for the Roof Replacement for Various Projects, Project No. CC25-014, was sent to 30

contractors, posted on Ebidboard.com and on the City's website. A mandatory pre-bid meeting and job walk was held on August 20, 2024, and bids were due by September 5, 2024, at 2:30 p.m. The following seven (7) informal bids were received:

Contractor	Location	Bid Amount
Riteway Roofing	Fontana, CA	\$469,000
FC & Sons Roofing, Inc.	Bell Garden, CA	\$489,066
Bell Roof Co.	Colton, CA	\$522,540
Southland Roofing, Inc.	Los Angeles, CA	\$559,500
Best Contracting	Gardena, CA	\$652,700
4 Seasons Roofing	Montebello, CA	\$676,200
State Roofing	San Leandro, CA	\$737,499

All seven (7) contractors are listed as certified installers for the WeatherWeld system (Attachment B). After review and tabulation of the bid proposals, it was determined that Riteway Roofing is the lowest responsive and responsible bidder based on the base bid for this project. Change orders are anticipated, and a budget contingency of 20% has been set aside to cover these expenses.

Staff recommends that the Board award a contract to Riteway Roofing for Roof Replacement for Various Projects, Project No. CC25-014, in the amount of \$469,000.

Staff is available for questions.

- Attachments:**
- A. Product Specifications
 - B. Certified Installer List
 - C. Construction Agreement
 - D. Roof Management Reports