



Item Number: 11

City Council / Board of Directors

Written Communications

Meeting of: March 04, 2025

Submitted By:

C. Eric Ray, Airport Director

Subject:

Building 553 Roof Replacement, Standard Construction Agreement, Project #CC25-064

Recommendation:

That the Southern California Logistics Airport Authority Board of Directors approve the award of a Standard Construction Agreement with Universal Coatings, Inc., for Building 553 Roof Replacement, Project #CC25-064, with the total compensation not to exceed \$243,000.

Fiscal Impact:

The award of this agreement will result in the expenditure of budgeted capital improvement project funds from Airport Account 4501103A-55060-95127 in the amount not to exceed \$243,000. The current available budget amount is \$259,047.44. The budget is outlined as follows:

Current Budget	
	<i><u>Balance</u></i>
4501103A-55060-95127 Building 553 Roof Replacement	\$259,047.44

Strategic Plan Goal:

Goal E. Invest in Infrastructure: Project #CC25-064 invests in infrastructure by providing a long term roofing solution to a building that will be available to lease upon completion.

Background:

Building 553 at the Southern California Logistics Airport, located at 13123 Aerospace Drive outside of the Airport Operations Area, is a 22,258 square foot structure that was constructed in 1979. The building is split into two parts, a high ceiling warehouse section and a regular ceiling office space. The building had been occupied by an Airport tenant but was recently vacated. Prior to vacating the building, the tenant performed multiple tenant improvements, including replacement of the high ceiling roof.

Staff inspected the building after the tenant vacated and noted visible evidence of multiple leaks originating from the office roof portion of Building 553. Staff further inspected the office ceiling roof and determined that previous repairs had been attempted, with limited success. Due to its age and overall poor condition staff determined the best remedy for the office portion of the roof is full scale roof replacement.

Discussion:

The replacement of the failing office roof of Building 553 involves removing existing obsolete ventilation apparatus and a specific section of roof that is redundant. Considering the square footage and natural slope of the roof, staff determined that a Spray Polyurethane Foam (“SPF”) roof system would be the best solution. Due to the encapsulating nature of SPF roof systems, much of the existing roof will remain in place, which is a key factor in keeping the cost of the project under budget.

Staff has determined that SPF roofing systems have several advantages over other roofing options. The seamless nature of SPF roof coating systems does not allow water, ice, or dust to intrude into tiny crevices in the roof. SPF systems are durable and long-lasting. With proper maintenance, some SPF roofs are still functional after over 40 years of service and with regular maintenance they are expected to maintain functionality for decades to come. SPF roofs can be recoated by staff with elastomeric coating to provide a fresh seal every 10 to 20 years, which continues to extend the life of the SPF roof for a fraction of the cost of replacing the roof. The insulating nature of SPF provides a high level of insulation against temperature fluctuations. Furthermore, the elastomeric topcoat will reflect heat energy instead of absorbing it which will increase the energy efficiency of the building.

To prepare the roof for SPF, the roof will be cleaned and coated with primer that will adhere to the existing roof materials and perimeter parapet wall. The primer is formulated to bond with the existing roof to facilitate encapsulation by the SPF. SPF will then be applied over the primer to fully encapsulate the roof and the interior parapet wall. Following the application of the SPF, three layers of an Acrylic Elastomeric coating will be applied to further seal the roof and to provide Ultraviolet radiation protection to the SPF.

A project of this size and scope requires the skills of an experienced, licensed contractor. To procure a contractor, Staff worked with the City Purchasing team to develop a solicitation package in compliance with City Municipal Code §2.28.200. Staff advertised the Notice Inviting Bids on December 09, 2024, in the San Bernardino Sun and on December 15, 2024, in The Daily Press. The project announcement was emailed to twenty (20) contractors in the roof and construction industry. Staff conducted a formal, mandatory pre-bid meeting and Job Walk for Building 553 Roof Replacement, Project #CC25-064 on January 09, 2025, which was attended by thirteen (13) contractors. On February 06, 2025, staff received and opened six (6) bids for the project, which are listed as follows:

Company:	Location:	Bid:
Universal Coatings, Inc.	Fresno, CA	\$243,000.00
American Foam Experts	Galt, CA	\$279,716.20
Cook Coatings	Temecula, CA	\$379,996.00
Best Contracting	Gardena, CA	\$436,833.04
Brazos Urethane	Madera, CA	\$470,850.00
Letner Roofing	Orange, CA	\$472,000.00

Staff carefully evaluated each bid in accordance with City Municipal Code §2.28.040 and determined the best value bidder to be Universal Coatings, Inc., on account of their experience, qualifications, and overall price.

The contract award presented herein has been competitively solicited in accordance with City Municipal Code §2.28.200. For the reasons presented herein, staff recommends that the Southern California Logistics Airport Authority Board of Directors approve the award of a Standard Construction Agreement to Universal Coatings, Inc., for Building 553 Roof Replacement Project #CC25-064, in the amount not to exceed \$243,000.

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

CER/see

- Attachments:**
- A. Site Map
 - B. Construction Agreement
 - C. Universal Coatings Inc., Bid Proposal Price Schedule
 - D. Municipal Code 2.28.200
 - E. Municipal Code 2.28.040