



Item Number: 14

Board of Directors

Written Communications

Meeting of: May 21, 2024

Submitted By:

C. Eric Ray, Airport Director

Subject:

Building 756 Roof Replacement Project #CC24-087

Recommendation:

That the Southern California Logistics Airport Authority Board of Directors approve the award of a Standard Construction Agreement to Universal Coatings, Inc., ("Universal"), for Building 756 Roof Replacement Project #CC24-087 ("Project") in the amount not to exceed \$586,000.

Fiscal Impact:

This action will result in the expenditure of budgeted capital improvement project funds from Airport Account 4501160A-55060-95118 in the amount not to exceed \$586,000. \$950,000 has been appropriated for the Project. The current available budget amount is \$949,553.30, which is sufficient to cover the not to exceed expenditure amount of \$586,000. The budget is outlined below:

Current Budget		
	<u>Revenue</u>	<u>Expense</u>
4501160A-55060-95118	0	\$949,553.30

Strategic Plan Goal:

Goal E. Invest in Infrastructure: The Project will provide a long-term roofing solution to an existing revenue generating asset at the Airport.

Background:

Building 756 is an aircraft hangar that was constructed in 1945. The existing roof structure atop Building 756 comprises approximately 34,000 square feet of barrel roof, a detachable tail door roof section measuring approximately 13,000 square feet, a flat roof section measuring approximately 2,100 square feet, a gently sloped shingle roof section measuring approximately 1,600 square feet, and dormer wall roofs measuring

approximately 7,550 square feet. Since its construction, a medley of roof solutions have been applied to various sections of the building. Multiple sections of roof are showing signs of aging and recent rains have exposed multiple leaks in the roof structure.

Building 756 is currently used by a tenant to facilitate aircraft painting of new Boeing aircraft, which requires the roof to be sealed from all rainwater and dust. Recent rainwater intrusion into the hangar has caused Boeing to reject certain aircraft paint work thereby requiring portions of the aircraft to be sanded and repainted, at the financial and reputational expense of the tenant. Given the Airport's obligation to provide the tenant with a serviceable roof, staff has made numerous roof repairs that have yielded limited success given the existing medley of materials, the roof's age, and the complexity of the structure's shape.

Staff have determined that the best option for the renewal of this roof is full-scale replacement.

Discussion:

The replacement of the hodgepodge of roof materials on Building 756 involves removing existing obsolete ventilation apparatus, weathered fascia boards, aged gutters, certain roof materials that will not bond with primers, and dilapidated roof materials. Due to the encapsulating nature of Spray Polyurethane Foam ("SPF") roof systems, a large section of the existing roof will only require removal of two feet of roof along the perimeter down to the roof deck. This was a key factor in the project cost coming in under budget. Two sets of primers that will adhere to the existing roof materials and roof deck will be applied in preparation for the entire roof to be encapsulated with SPF. The primers are formulated to bond with the existing roof and roof decking to facilitate encapsulation by the SPF, thus vastly reducing the amount of material to be removed and requiring disposal. SPF will then be applied over the primers to fully encapsulate the roof. 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.

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.

The interior space of Building 756 needs to be clean and dry to facilitate aircraft painting. A comprehensive modern roof system will ensure the building is well insulated and waterproof for decades to come.

The Project requires the skill of an experienced, licensed contractor competent in the installation of modern roofing materials. Staff conducted a formal, competitive bid solicitation in compliance with City Municipal Code §2.28.210, which defines the bidding requirements for Public Works contracts in excess of five hundred thousand dollars, for the purpose of procuring an appropriate contractor to perform the work. The bid solicitation was posted on the City website on March 28, 2024. A Notice Inviting Bids was published in the Daily Press and San Bernardino Sun newspapers. Staff emailed the solicitation package to thirty different contacts in the roofing industry to ensure the opportunity reached as many bidders as reasonably possible. A pre-bid meeting and job walk was conducted on April 16, 2024, which was attended by representatives from seven firms. Bids were due on May 01, 2024 at 2:30 pm, at which time the Authority Secretary publicly opened all sealed bids received. The bids received are summarized as follows:

Company:	Location:	Bid:
Universal Coatings, Inc.	Fresno, CA	\$586,000
EA Design & Build LLC	Irvine, CA	\$645,000
Pacific Polymers Inc.	Galt, CA	\$651,418

Each bid submission was carefully reviewed by staff, who determined the best value bidder, in accordance with City of Victorville Municipal Code §2.28.040, to be Universal Coatings, Inc., based on their submission of the lowest bid price and their past performance.

The contract award presented herein has been competitively solicited in accordance with City of Victorville Municipal Code §2.28.210. For the reasons presented herein, staff recommends that the Honorable Southern California Logistics Airport Authority Board of Directors approve the award of a Standard Construction Agreement to Universal Coatings, Inc., for Building 756 Roof Replacement Project #CC24-087, in the amount not to exceed \$586,000.

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

CER/see

Attachments: Attachment A – Site Map
Attachment B – Universal Coatings, Inc., Bid Sheets
Attachment C – Standard Construction Agreement