



Item Number: 16

City Council / Board of Directors

Written Communications

Meeting of: June 06, 2023

Submitted By:

C. Eric Ray, Airport Director

Subject:

Multiple Roof Replacements Project #CC23-104

Recommendation:

That the Southern California Logistics Airport Authority Board of Directors:

- (1) Approve the award of a Standard Construction Agreement to Universal Coatings Inc. ("Universal"), for Multiple Roof Replacements Project #CC23-104 ("Project") in the amount not to exceed \$768,000; and
- (2) Adopt Resolution No. SCLAA 23-009 amending the 2022/2023 budget increasing expenditures in Fund 450 by \$53,000.

Fiscal Impact:

Funds of \$715,000 have been appropriated in the 450 Fund for these expenditures. Roof construction costs have increased beyond Staff's expectation. Therefore, an additional appropriation of \$53,000 is required to fund the Project. Resolution No. SCLAA 23-009 is presented herein for the purpose of requesting approval of the required budget adjustment. Cash reserves are sufficient to support the requested additional appropriation. The budget revision is outlined below:

Original Budget		
	<u>Revenue</u>	<u>Expense</u>
450 Airport Operations Fund	0	\$715,000

Revised Budget		
	<u>Revenue</u>	<u>Expense</u>
450 Airport Operations Fund	0	\$768,000

Strategic Plan Goal:

Goal E. Invest in Infrastructure: The Project provides long term roofing solutions to revenue generating assets at the airport.

Background:

The existing roof structures and drainage troughs atop Buildings 682 and 685 were installed in 1963 when the buildings were built. Since the construction of Buildings 682 and 685 there have been various pieces of equipment installed on the roofs by the Air Force. Most of the Air Force equipment no longer exists, but the obsolete protrusions still exist on the roofs of these buildings, thereby creating obstructions to drainage. The drainage troughs have deteriorated and have begun to leak over the last few years. The large temperature swings between the summer and winter seasons in the Mojave Desert have caused further issues as the metal roofs expand and contract with the weather. The continued expansion and contraction of the metal roofs over nearly 60 years has caused small gaps to develop between the metal roof and the roofing screws that allow rainwater and wind-blown dust to intrude into the buildings.

The roof structure atop Building 867A has deteriorated and has needed consistent repair over the last few years. The roof is approximately 4000 square feet and is composed of a patchwork of three different roofing materials; coated metal, rubber, and rolled asphalt shingle. Harsh weather conditions have deteriorated the rubber and shingle surfaces allowing water to infiltrate beneath the roof membrane and produce multiple roof leaks. Staff have installed multiple additional roof drains to extend the life of these roofs and prevent leakage, with limited success.

The existing roof materials atop Buildings 732/733/738/739/744 have deteriorated and have needed 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 currently has five layers of roofing materials, and the other four roofs are composed of at least three layers of roofing materials. Harsh weather conditions have deteriorated the fascia boards and flashing, which has allowed water to infiltrate beneath the roof membrane and produce multiple leaks. In addition, multiple obsolete evaporative cooler stands and other abandoned apparatus exist on these roofs.

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

Discussion:

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

Installation of a metal roof coating system has several advantages over perpetually patching portions of the metal roof. The metal roof coating materials seal the entire roof from leaks and provide much needed insulation against temperature fluctuations which will significantly reduce the impacts of expansion and contraction to the metal roof. Furthermore, the elastomeric topcoat will reflect heat energy instead of absorbing it which will increase the energy efficiency of the buildings. A comprehensive modern roof system will ensure the buildings are well insulated and waterproof for decades to come.

The Building 867A portion of the Project involves the removal and proper disposal of approximately 4,000 square feet of asphalt, rubber, and coated metal roofing material. The existing roof decking will be cleaned, inspected, repaired where necessary, primed, and Spray Polyurethane Foam ("SPF") will be applied to the entire roof to provide a uniform roof with an Elastomeric Acrylic Coating applied over the top of the SPF to provide protection from UV rays.

The Building 732/733/738/739/744 portion of the Project involves the removal of approximately 7,000 square feet of roofing materials located on five buildings. Several buildings will require 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 will be replaced. The Project also includes the removal of various roof protrusions, multiple non-functional swamp coolers and stands, and obsolete ducting and roof dormers. After the roofs have been cleared of old materials and the roof decking has been inspected, repaired where necessary, and cleaned, an SPF roofing system consisting of primer, SPF, and elastomeric topcoats will be installed.

Staff has determined that SPF roofing systems have several advantages over other roofing systems. First, the 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.

Second, each of the buildings in the Project are currently occupied and are thus revenue generating assets. The interior spaces of these buildings need to be clean and dry to protect the sensitive aviation equipment that is stored, repaired, and tested in these buildings. The seamless nature of SPF systems does not allow water, ice, or dust to intrude into tiny crevices in the roof.

Lastly, SPF systems are an energy efficient roofing solution because the foam and elastomeric coatings reflect a significant amount of heat energy away from the building instead of allowing it to radiate into the building. SPF roofs have some of the highest possible insulation values which means that buildings with SPF roofs stay cooler in the summer and warmer in the winter, which subsequently reduces heating and cooling costs.

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 for the purpose of procuring an appropriate contractor to perform the work. A Notice Inviting Bids was published on April 11, 2023. The bid solicitation was posted on the City and ebidboard websites. Staff emailed the solicitation package to nearly forty different contacts in the roofing industry to ensure the opportunity reached as many bidders as reasonable possible. A pre-bid meeting and job walk was conducted on April 26, 2023. Bids were due on May 17, 2023, 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:
ALL SEASONS INSULATION	SAN BERNARDINO, CA	\$808,338.00
BEST CONTRACTING	GARDENA, CA	\$1,572,487.15
COOK COATINGS	TEMECULA, CA	\$989,849.00
UNIVERSAL COATINGS	FRESNO, CA	\$768,000.00

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

Staff budgeted \$715,000 for the Project, however, the bid submissions were higher than expected. Staff is requesting a contract amount not to exceed \$768,000.

The contract award presented herein has been competitively solicited in accordance with City of Victorville Municipal Code §2.28.210, which defines the bidding requirements for Public Works contracts in excess of five hundred thousand dollars. 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 Multiple Roof Replacements Project #CC23-104, in the amount not to exceed \$768,000 and adopt Resolution No. SCLAA 23-009 increasing Fund 450 Expenditures by \$53,000.

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
Attachment D – Resolution No. SCLAA 23-009