



Item Number: 17

Board of Directors

Written Communications

Meeting of: September 19, 2023

Submitted By:

C. Eric Ray, Airport Director

Subject:

Building 686 Roof Replacement Project #CC24-013

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 686 Roof Replacement Project #CC24-013 ("Project") in the amount not to exceed \$607,997.

Fiscal Impact:

Funds of \$1,200,000 have been appropriated in the 450 Fund for Building 686 expenditures. Cash reserves are sufficient to support the requested appropriation. The budget is outlined below:

Budget		
	<u>Revenue</u>	<u>Expense</u>
450 Airport Operations Fund	0	\$1,200,000

Strategic Plan Goal:

Goal E. Invest in Infrastructure: The Project will provide a long-term roofing solution to a building that will become a revenue generating asset for the Airport.

Background:

The original roof base atop Building 686 was installed in 1959 and comprises of three different roof levels. Since its construction, the US Air Force modified Building 686 and the roof to suit its needs and the modifications have left multiple obsolete protrusions that obstruct drainage. The large temperature variations common to 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 64 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. It is apparent that additional roofing layers have been installed since 1959, which have also long since exceeded their intended life expectancy.

The enormity of existing square footage of dilapidated roofing on Building 686 has made piecemeal repairs by SCLA staff impractical. Staff has determined that the best option for the renewal of this roof is full-scale rehabilitation.

Discussion:

One portion of the Project involves the removal of approximately 28,500 square feet of deteriorated roofing solutions. Following the removal of the built-up roof layers and obsolete protrusions, the roof deck will be cleaned, inspected, repaired where necessary, primed, coated with a minimum of 3 inches of Spray Polyurethane Foam ("SPF"), and sealed with three layers of elastomeric coating.

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.

The other main portion of the Project requires approximately 27,000 square feet of existing gable metal roof decking to be cleaned, inspected, and repaired where necessary. Multiple roof protrusions will be removed and the subsequent holes patched to match the existing roof deck. The metal roof deck will be primed, coated with a polyurethane material, and finished with three layers of elastomeric coating.

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 building is well insulated and waterproof for decades to come.

Building 686 is being rehabilitated to become a revenue generating asset. The interior space of this building needs to be clean and dry to protect the sensitive aviation equipment that will be stored in this building. The seamless nature of SPF and modern roof coating systems does not allow water, ice, or dust to intrude into tiny crevices in the roof.

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 July 27, 2023. The bid solicitation was posted on the City website. Staff emailed the solicitation package to thirty-two 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 August 16, 2023, which was attended by representatives from ten firms. Bids were due on August 30, 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:
Universal Coatings, Inc.	Fresno, CA	\$607,997
All Seasons Insulation Inc.	San Bernardino, CA	\$789,293
Brazos Urethane, Inc.	Madera, CA	\$1,234,600
Cook Coatings Inc.	Temecula, CA	\$1,324,346

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.

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 Building 686 Roof Replacement Project #CC24-013, in the amount not to exceed \$607,997.

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