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Item No. 15

JAN 1 9 2021

City of South Gate

CITY COUNCIL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

5:10 pm

AGENDA BILL

For the Regular Meeting of: January 26, 2021

Originating Department: Parks & Recreation

Interim Director: Steve Costley / RSC
Steve Costley

Interim City Manager: Chris Jeffers
Chris Jeffers

SUBJECT: PURCHASE ORDER FOR THE PURCHASE AND INSTALLATION OF ROOFING FOR THE SOUTH GATE PARK MAINTENANCE YARD

PURPOSE: To approve the Purchase Order with Best Contracting Services for the installation of roofing for the South Gate Park Maintenance Yard.

RECOMMENDED ACTIONS:

- a. Approve Purchase Order with Best Contracting Services through the OMNIA Partners – National Roofing Partners contract for the purchase and installation of new roofing for the South Gate Park Maintenance Yard in the amount of \$121,000;
- b. Authorize the City’s Purchasing Division to issue a Purchase Order for this project in accordance with the City’s purchasing ordinance and policies; and
- c. Authorize the Interim Director of Parks & Recreation to execute any additional documents as may be required to properly implement and manage this purchase and installation.

FISCAL IMPACT: There is no fiscal impact to the General Fund. Grant funds, in the amount of \$196,000, from the California Natural Resource Agency (CNRA) will be utilized to complete the project.

ALIGNMENT WITH COUNCIL GOALS: This item meets the City Council’s goal for “Continuing Infrastructure Improvements”.

ANALYSIS: The replacement of the South Gate Park Maintenance Yard roof was originally budgeted as part of the Parks & Recreation Department’s 2-year Deferred Maintenance Project utilizing General Funds. In June of 2020, the City received grant funds from the CNRA that allowed this project to move forward without utilizing General Funds. The grant funds need to be expended by the end of June 2021 to fulfill the existing grant requirements. Traditionally these types of repairs for maintenance buildings do not qualify for grant funding, however, the CNRA made an exception to complete the much needed repairs.

BACKGROUND: The South Gate Park Maintenance Yard, located at 4933 Southern Avenue, houses the majority of the personnel and equipment for the Department’s Parks Maintenance Division. The facility was originally built in the 1950’s (est.) and the roof has been repaired several times but never fully replaced. The building consists of two distinct areas: the main building that houses office space,

small equipment storage, lunch room, and mechanic's office; and a second area that includes a set of service bays that are used for large item storage and vehicle repair.

After several roof repairs by Public Works staff, it was determined that it would be in the best interest of the Parks & Recreation Department to do a full roof replacement. This includes replacement of the flat area over the main building and the corrugated roof over the service bays. Staff estimates that the overall process will only take a few days to complete and the Public Works staff and Parks staff will be working together to accommodate storage of vehicles/equipment during the installation.

ATTACHMENTS: Proposal from National Roofing Partners



December 21, 2020

Kevin Holmes, General Maintenance Foreman
City of South Gate
4244 Santa Ana Street
South Gate, CA 90280

Re: South Gate Maintenance Yard, 4244 Santa Ana Street, South Gate, CA 90280
NRP CPN#: 180901-CA-011

Mr. Holmes:

National Roofing Partners (NRP) and its local partner, Best Contracting, have developed the following pricing proposal for the Maintenance Yard project. This pricing proposal was developed in compliance with NRP's contract number 180901 with OMNIA Partners and includes the total cost to remove existing roof, replace bad decking and install a new 60mil TPO roof system.

Attached is the Proposal & Scope of Work which defines the work that Best Contracting proposes to complete. The project scope includes a manufacturer's 20-year warranty, extended warranty options are available at an additional cost, provided upon request.

Based on this scope of work, pricing to complete the Maintenance Yard project is **\$120,948⁰²**. This pricing is compliant with the OMNIA Partners' unit pricing.

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard roofing practices and in accordance with manufacturers specifications.

If this proposal is accepted, please see instructions for purchase order:

1. The purchase order will be issued to Best Contracting.
2. The purchase order should be clearly marked "**Per OMNIA Contract #180901-CA-011**"
3. E-mail the purchase order and tax-exempt certificate, if applicable, in PDF format to:
 - a. fpablo@bestcontracting.com
 - b. Cc: OMNIAPartners@NationalRoofingPartners.com
4. Once we receive a P.O., a notice to proceed will be issued and work can begin at the member's discretion.

If you have any questions or need additional information, please contact our office.

Best Regards,

Froilan Pablo
Best Contracting
19027 S Hamilton Ave
Gardena, CA 90248
310-505-1801

Thank you for allowing us the opportunity to provide you with our proposal for the Maintenance Yard. We have included all necessary labor, equipment, and materials to complete the project in a safe and timely fashion.

Approximate Roof Area: 5,400 square feet

SCOPE OF WORK:

- Demo 3,500SF of existing metal roofing down to joists.
- Furnish and install new 1 1/8" plywood at 3,500SF.
- Mechanically Fasten Densedeck over new plywood substrate.
- Mechanically fasten 60Mil TPO 5x100' over DenseDeck.
- Over existing BUR cap sheet roof, mechanically install 115mil fleeceback 10x80' TPO system.
- Flash all penetrations and curbs per manufacturer's specs.
- Furnish & Install Walkpads at all serviceable mechanical units.
- Provide owner with a 2-year Installer roofing warranty.
- Provide owner with Manufacturer's 20-year NDL

PRICING:

PRICE FOR SCOPE OF WORK ABOVE:

\$ 120,948⁰²

Pricing is valid for 30 days. The prices listed in the preceding table are an estimate for the services discussed. Estimates are subject to change if project specifications are changed or costs for outsourced services change before a contract is executed. This proposal is based on the use of Standard AIA Contract Documents. Taxes are not included unless noted above. For tax exempt customers, tax amount listed above may be excluded from purchase order or contract.

EXCLUSIONS:

-Mechanical, electrical, plumbing, communications, or data equipment modification, removal, or reinstallation work unless specifically noted above. -Premium time or overtime unless specifically stated in scope of work. -Protection or necessary modification of such items as electrical substations, transformers, or powerlines shall be the responsibility of the owner to provide a safe working condition. -Structural changes to building and lightning protection systems. -ACM abatement or testing. -Interior protection or cleaning of interior contents prior to, during, or after roofing operations. -Any damage to building components under the roof decking because of mechanically fastening components of this roof assembly as required by the manufacturer. -Engineering reports or investigations. -Mold, fungus, or mildew remediation. -FM Global approval unless specifically listed in scope of work above. -Ponding water. -Permits, unless specifically named above. -Any work or materials not specifically and clearly named above.

SAFETY:

Site safety set up will comply with OSHA standards. A preliminary site inspection prior to commencement of the project will be completed to identify potential areas of hazard.

MISCELLANEOUS:

When installing highly reflective white roof coverings, construction debris, dust, or sediment will leave dirt on the new covering. Best Contracting will take care to minimize debris and foot traffic over the new roof covering, but some inherent dirt will remain as a result of the construction process. Post-construction cleaning of the roof covering is not included in this proposal unless specifically stated in the scope of work. If this proposal does not clearly state and include the installation of a "full tapered" insulation assembly, ponding water may be present after completion of the roof system and Best Contracting shall not be held liable to remedy ponding water situations. Certain products used



in the installation of roofing materials emit odor. Products in this category include, but are not limited to, asphalt, adhesives, primers, etc. Mechanical units, intake vents and other air drawing equipment may be required to be shut down by the owner during certain times of construction if interior space is sensitive to odors.

TERMS & CONDITIONS:

This proposal packet is not intended to take the place of a construction contract. Contract and payment terms will be negotiated and agreed to separately by Best Contracting and City of South Gate. Any alteration or deviation from the scope of work or specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All warranties to be issued upon completion of contract. Those who work on your property or provide materials and services and are not paid in full may have a right to enforce their claim for payment against your property through a construction lien.

Thank you for taking to time to read and understand our proposal for this outstanding project and please do not hesitate to contact us at any time if you have any questions.





21-Dec-2020

LINE ITEM PRICE ESTIMATE

CPN# 180901-CA-011



Project Name: South Gate Maintenance Yard
Project Address: 4244 Santa Ana Street South Gate, CA 90280



Pricing Summary by Category			
Category	Water Resistant Roofing	Subtotal	\$ -
Category	Insulation	Subtotal	\$ 5,346.00
Category	Roof Tiles and Shingles	Subtotal	\$ -
Category	Roofing and Roof Restoration	Subtotal	\$ 3,605.00
Category	Masonry	Subtotal	\$ -
Category	Metal Work	Subtotal	\$ 12,680.00
Category	Woodwork	Subtotal	\$ -
Category	Standing Seam Metal Roof System	Subtotal	\$ -
Category	Roof Specialties and Accessories	Subtotal	\$ 616.00
Category	Roof Services	Subtotal	\$ 38,627.40
Category	General Cost Factors	Subtotal	\$ -
Category	Additional Line Items	Subtotal	\$ 61,571.85
		Line Item Total	\$ 122,446.25
		Discount	\$ (1,498.23)
		Proposal Price	\$ 120,948.02

Detailed Line Item Breakdown					
Item No.	Description	UOM	Price	Qty	Total
Water Resistant Roofing					
-					
Insulation					
19	CDX Gypsum, 1/4" x 4' x 8'				
19a	Mechanically attached	SF	0.99	5,400	\$ 5,346.00
-					
Roof Tiles and Shingles					
-					
Roofing and Roof Restoration					
1	Remove built-up roof, multi-ply aggregate, non-asbestos, 1" thick or	SF	1.03	3,500	\$ 3,605.00
Masonry					
-					
Metal Work					
26a	Remove standard metal decking	SF	2.37	3,500	\$ 8,295.00
29	Remove metal edge, gravel stop, eave strip, or coping	LF	1.84	500	\$ 920.00
29b	Gravel stop, galvanized steel, 24 gauge, 6" face	LF	6.93	500	\$ 3,465.00
Woodwork					
-					
Standing Seam Metal Roof System					
-					
Roof Specialties and Accessories					
42	Walkway, single ply roof				
42c	30" wide roll, adhesive attached	LF	3.70	150	\$ 555.00
42h	Termination bar, aluminum, 1/4" x 1"	LF	1.22	50	\$ 61.00
Roof Services					
48	Additional and occasional supplies, materials, equipment and services				
48d	Multiplier/factor to be applied to the R.S. Means costs.	% to be	1.19	32,460	\$ 38,627.40
General Cost Factors					
-					
Additional Line Items					
19-1	Sweep roof surface	SF	0.50	5,400	\$ 2,700.00
19-15	Single ply roof system; TPO, 60mil				
19-15a	mechanically attached	SF	4.33	5,400	\$ 23,382.00
19-15b	fully adhered	SF	5.15	100	\$ 515.00
19-16	Single ply roof system; TPO membrane upcharge, fleece back	SF	0.31	1,900	\$ 589.00
19-20	Single ply roof, cover strip tape, 6" wide	LF	3.91	600	\$ 2,346.00
19-22	Single ply roof system; pipe boot	EA	43.40	9	\$ 390.60
19-35	Manufacturer's warranty, re-roof, 20 year	SF	0.40	5,400	\$ 2,160.00
19-42	Equipment; fork lift	%	25%	1,800	\$ 2,250.00
19-45	Equipment; other	%	25%	2,200	\$ 2,750.00
19-46	Multiplier; project safety and fall restriction	%	7%	97,957	\$ 6,856.99
19-51	Multiplier; total roof area < 10,000 sq ft	%	18%	97,957	\$ 17,632.26
Line Item Total					\$ 122,446.25

Cost Estimate Report

City of South Gate

South Gate, California, 90280
4244 Santa Ana Street

Date: 12/21/2020

South Gate Maintenance Yard

Year 2020 Quarter 3

Unit Detail Report

Prepared By: Ivan Trinidad

National Roofing Partners

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01 General Requirements					
013113200200	Field personnel, project manager, average	2.00	Week	\$4,000.00	\$8,000.00
013113200260	Field personnel, superintendent, average	2.00	Week	\$3,725.00	\$7,450.00
Division 01	General Requirements Subtotal				\$15,450.00
Division 06 Wood, Plastics and Composites					
061636100202	Sheathing, plywood on roof, CDX, 5/8" thick	7,000.00	S.F.	\$2.43	\$17,010.00
Division 06	Wood, Plastics and Composites Subtotal				\$17,010.00
Subtotal					\$32,460.00
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$32,460.00
General Conditions				0.00%	\$0.00
Subtotal					\$32,460.00
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$32,460.00

