

SUBJECT

LBT1 (1963 E. Anaheim St., Long Beach, CA 90813) Transit Service Delivery Building Roof Replacement

RECOMMENDED ACTION

To authorize the President and CEO to enter into a contract with Letner Roofing Company for roof replacement/coating for LBT1's Transit Service Delivery building for a total authorization not to exceed \$114,000.

BACKGROUND

The Transit Service Delivery (TSD) building roof at LBT1 is the original roof constructed in 1996 and is now 20 years old. A recent in-depth inspection of the roof revealed multiple cracking at joints and wilting of the layered seams along with separation of the aggregate stone material that was originally used to protect the exposed layer of the roof. These noted physical characteristics are normally seen as a sign that the roof is at its final useful life stage and requires replacement. According to the American Society of Mechanical Engineers (ASME), a built-up roof of this type has a useful life of 20 years. The recent inspection findings coupled with the rated useful life of the roof justifies the need for its replacement as soon as possible.

The project was designed to solicit bids based on estimated square footage and projected repairs for the roof. The successful bidder will be required to remove the existing roof layers, repair any substructure damage, re-insulate and install the new roof membrane, including re-installation of all roof components, coping, roof drains and flashings.

PROCUREMENT

In preparation for the selection of a vendor to remove and replace the existing roof, LBT issued an Invitation for Bid (IFB) to several roofing companies. Four companies responded. Letner Roofing Company located in Orange, California, was the lowest responsive and responsible bidder at a cost of \$95,000.

Due to the unknown nature of damage to the sub-roof, LBT is also requesting a 20 percent contingency on the entire bid, amounting to an additional \$19,000 for a total not-to-exceed cost of \$114,000.

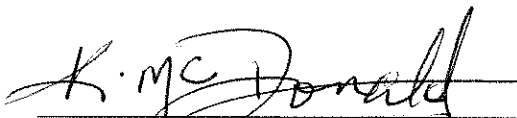
ALTERNATIVES CONSIDERED

Staff considered the application of a coating known as a “cool roof” to be applied to the existing roofing which could add an additional five years of life. Staff evaluated this option but determined that the existing roof is far beyond the condition applicable for a “cool roof” procedure.

BUDGETARY/FISCAL IMPACT

Staff is requesting authorization for the President and CEO to enter into a contract with Letner Roofing Company for roof replacement/coating of LBT’s Transit Service Delivery building at LBT1 for a total authorization not to exceed \$114,000.

The Board has previously approved funds for this project in our Capital FY 2014 budget.



Kenneth A. McDonald
President and Chief Executive Officer