



Legislation Text

File #: 10-0144, **Version:** 1

Recommendation to adopt Plans and Specifications No. R-6812 for the construction of the Main Library roof waterproofing at 101 Pacific Avenue; and authorize City Manager to award and execute a contract with Best Contracting Services, Inc. in an estimated amount of \$1,333,870 plus a ten percent contingency amount of \$133,387, if necessary, for a total of \$1,467,257, and any amendments thereto. (District 2)

The Main Library roof suffers from extensive water intrusion during wet weather due to the deteriorating condition of the waterproofing membrane and interior drain lines, and is in need of repair to prevent further damage to the library interior improvements, books, collections, artwork, computers and furniture. Over the past several months, Public Works staff has removed all dirt and vegetation from the roof and has applied a temporary waterproof barrier to mitigate major leak issues. The historical use of the roof as a park has been suspended for an indefinite, but temporary, timeframe until resources can be identified to restore the park to active use.

Additional permanent waterproofing work will consist of a sprayed fiberglass reinforced emulsion membrane and storm water drainage system, which will enable the existing interior drains to be abandoned. The temporary waterproofing repairs have been completed using the same material that will be integrated into the new membrane.

Storm water will be discharged from the library roof by a combination of core holes and drains that do not discharge through the interior of the library. As part of the work, the main floor restrooms will be made fully accessible in accordance with the American Disabilities Act, and the gates on the rooftop fire egress route will be improved with retrofitted panic hardware. A vicinity map is attached as Exhibit A.

City Council adoption of the Plans and Specifications and award of the contract to the lowest responsible bidder are being recommended. The project was advertised for bids on December 18, 2009, bids were opened on January 13, 2010. Project outreach included direct e-mail notification to over 15 businesses, including local companies as well as publications that provide contracting information to small contracting companies.

Information regarding the low bidder, Best Contracting Services, Inc., is provided on the attached Exhibit B.

The base bid consists of a new waterproof roof membrane, concrete coring to enable discharge of storm water from the raised planters, perimeter gutters, new gate hardware and limited main level restroom improvements. There were two bid alternatives.

Alternative 1 comprises a chain link security fence enclosing the interior planter areas which is recommended for award. Alternative 2 comprises an allowance for abatement of asbestos containing roof sheeting materials which is not recommended for award and will be performed by an approved City vendor on an as-needed basis prior to installing the waterproofing membrane.

This matter was reviewed by Deputy City Attorney Linda Trang and by Budget and Performance

Management Bureau Manager David Wodynski on January 20,2010.

SUSTAINABILITY

Providing a waterproof roof for the Main Library not only protects the valuable library contents, but also provides a safe, accessible learning facility for City residents. The roof membrane used for the waterproofing is a non-toxic material and will be finished with a reflective coating in accordance with Title 24 energy requirements. The new waterproofing membrane is being applied over the existing roof waterproofing materials, thus eliminating construction waste that would have otherwise been disposed of in landfills.

City Council action on this matter is requested on February 9, 2010, to authorize commencement of this project. Construction is projected to begin in March, weather permitting, and should take approximately 60 working days.

The contract award is for an estimated amount of \$1,333,870 plus a 10 percent contingency amount of \$133,387, if necessary, for a total of \$1,467,257. Sufficient funds to cover the contract are budgeted in the Civic Center Fund (IS 380) in the Department of Public Works (PW).

Approve recommendation.

MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST
CITY MANAGER