



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council
From: Jason Simpson, City Manager
Prepared by: Rick De Santiago, Public Works Manager
Date: January 9, 2024
Subject: Construction Agreement with CalCom Roofing, Inc. for Roof Replacement at City Hall (CIP Project #Z20005)

Recommendation

Approve and authorize the City Manager to execute a Construction Agreement with CalCom Roofing, Inc. for Roof Replacement at City Hall in an amount not to exceed \$199,000.00 in such final form approved by the City Attorney.

Background

A roof assessment at City Hall was conducted, and the existing building has four roof sections with PVC single-ply roof systems. Each roof has between 2-5 layers of roofing material. The additional roofing layers under the PVC roofs are a Mineral Torch Cap Sheet Roof system installed over a plywood deck.

It was determined that the existing roof at City Hall needs a significant amount of work ranging from:

- The roofing system is approximately 15 years old and is in poor condition.
- The PVC single-ply roof system is in poor condition.
- Sealants are in poor condition and need to be refreshed.
- Flexseal has been used in drain areas where leaks have been reported.
- Leaks have been reported throughout the roof.
- The roof has exceeded the number of layers for the building code.

Discussion

It was determined that a complete tear-off and re-roof of the existing roof was needed, with the installation of a new PVC Title 24 compliant roof system with all new parapet and rooftop penetration flashings, based on the following criteria:

- Install new 2" secure shield class "A" iso insulation over the wood deck and mechanically fasten.
- Install Versi-Weld 60 mil PVC and mechanically fasten over the 2" secure shield.
- Install 60 mil PVC over parapet walls, including stucco wall.
- Re-use existing coping metal
- All seams and laps will be heat welded.
- Install prefabricated pipe boots at all roof penetrations.
- Install Truck power pipe supports for pipes as needed.
- Install prefabricated corners at all intersecting corners.
- Install T-joint covers at all intersecting corners laps on the field membrane.
- 20-year material warranty
- 20-year labor warranty

The City initially estimated the project cost would be less than \$200,000 and qualified for informal bidding procedures under Public Contract Code Section 22032. The City received three (3) proposals for Roof Replacement at City Hall. The amounts of each proposal are listed below:

Name of Company	Amount
CalCom Roofing	\$199,000.00
JJ Roofing	\$220,876.00
Shell Roofing Solutions	\$271,790.00

Bidding Procedures

Chapter 3.12 of the Lake Elsinore Municipal Code, entitled Informal Bidding Procedures for Public Works Projects, provides for informal bidding procedures governing the selection of contractors and the award of contracts for public works projects according to Public Contract Code Sections 22032(b) and 22034, as authorized and directed by Public Contract Code Section 22034.

As noted above, the low bid is within the informal bid limit of \$200,000. The low bidder has also satisfied the City's roof replacement requirements.

Fiscal Impact

Funds are available in the City's Fiscal Year 23/24 Capital Improvement Plan (CIP)

Attachments

Attachment 1- Agreement
Exhibit A- Proposal

