



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 23, 2024

Subject: Agreement with Don Luginbill Roofing, Inc. (JJ Roofing) for the Roof Replacement at Swick & Matich Park (CIP Project No. #Z40023)

Recommendation

Approve and authorize the City Manager to execute Agreement with Don Luginbill Roofing, Inc. (JJ Roofing), for Roof Replacement at Swick & Matich Park \$144,035.00 in such final form as approved by the City Attorney; and authorize the City Manager to execute change orders not exceeding a 10% contingency of \$14,403.00 for uncertainties and adjustments.

Background

In November of 2023, staff-initiated proposals from local contractors from The Interlocal Purchasing System, better known as TIPS Purchasing Cooperative, which assist in achieving the best value for the participating public entities through cooperative purchasing.

It was determined that the existing roof at Swick & Matich need a significant amount of work ranging from:

- Cracked roof tiles, which is caused by foot pressure or wearing out after time and causes water and moisture to penetrate into building.
- Improper repairs, a repair made with improper materials can cause damage or issues or void an existing roofing system warranty.

Agreement with Don Luginbill (JJ Roofing)

- Loose roof tiles that have lost its fasteners or adhesion strength. Loose tiles can fly off with strong winds or slide off with rain and can fall and/or hurt someone.

Caulking/sealants deterioration is considered a maintenance item; when sealant deteriorates, it will allow water to enter the building or other structural components.

Discussion

The scope of work for the Roof Replacement at Swick & Matich Park consists of the following elements:

Restroom/Concession Building

- Remove existing tile roofing and inspect wood
- Replace deteriorated plywood sheeting
- Replace deteriorated board lumber
- Replace deteriorated fascia (transition trim)
- Install Quarrix Double Roman pan tile with matching trim over two layers of #15 felt underlayment and ½” gypsum board

Ballfield Storage Building

- Remove existing tile roofing and inspect wood
- Replace deteriorated plywood sheeting
- Replace deteriorated board lumber
- Replace deteriorated fascia (transition trim)
- Install 60 mil TPO single-ply roofing system over ½” gypsum board with new edge metal installed at perimeter

The City received 3 proposals for the Roof Replacement at Swick & Matich Park. The amounts of each proposal are listed below:

Name of Company	Amount
Don Luginbill Roofing (JJ Roofing)	\$144,035.00
CalCom Roofing, Inc.	\$152,806.00
Shell Roofing Solutions	\$340,000.00

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.

Agreement with Don Luginbill (JJ Roofing)

Fiscal Impact

Funds are available in the City's Fiscal Year 23/24 Capital Improvement Plan (CIP Project #Z40023).

Attachments

Attachment 1 - Agreement
Exhibit A - Proposal

