



REPORT TO CITY COUNCIL

To: Honorable Mayor or Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Rick DeSantiago, Public Works Manager

Date: February 14, 2023

Subject: **Construction Agreement With Don Luginbill Roofing Inc. for Roof Replacements at Fire Station #85, Fire Station #94, Neighborhood Center, and Rosetta Canyon Sports Park**

Recommendation

1. Approve and authorize the City Manager to execute a Construction Agreement with Don Luginbill Roofing Inc., (DBA JJ Roofing) for Roof Replacements at Fire Station #85, Fire Station #94, Neighborhood Center, and Rosetta Canyon Sports Park in an amount not to exceed \$721,037.00 in such final form as approved by the City Attorney; and
2. Authorize the City Manager to execute change orders not to exceed a 10% contingency amount of \$72,103.00 for uncertainties and adjustments.

Background

In September of 2022, 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 roofs at Fire Station #85, Fire Station #94 and Neighborhood Center, and Rosetta Canyon Sports Park need a significant amount of work ranging from:

- Cracked or loose roof tiles
- Repairs made with faulty materials
- Shingles have met their lifespan
- Caulking/sealant deterioration
- Improperly installed gutters

Construction Agreement for Roof Replacement

Discussion

Staff has solicited three proposals for the replacement of roofs, and the recommended repairs/replacement are identified below:

Fire Station #85

- Remove existing roofing
- Install a Class A ½" securrock mechanically attached
- Install 2 layers of #15 ASTM paper
- Install Quarrix Double Roman composite tile 50-year material warranty

Fire Station #94

- Remove existing tile roofing and inspect the wood
- Deteriorated plywood sheathing replaced
- Deteriorated board lumber replaced
- Deteriorated fascia replaced on a time and material basis
- Install Quarrix Double Roman pan tile with matching trim over two layers of #30 felt underlayment and ½" gypsum board
- New metal drip edge installed at the perimeter

Neighborhood Center

- Remove existing roofing to the wood sheathing
- Install ½" gypsum substrate board over the plywood roof deck
- Install 60 mil PVC single-ply roof membrane with heat-welded seams
- Adhere the same membrane to walls and curbs
- Install a walkway protection pad to the service side of A/C units
- Replace pipe flashings with PVC
- Replace edge metal with PVC drip edge metal
- Replace gutter

Rosetta Canyon Sports Park

- Remove existing tile roofing and inspect the wood
- Deteriorated plywood sheathing replaced
- Deteriorated board lumber replaced
- Deteriorated fascia replaced on a time of material basis
- Install Quarrix Double Roman pan tile with matching trim over two layers of #15 felt underlayment and ½" gypsum board
- New metal drip edge installed at the perimeter

Construction Agreement for Roof Replacement

The City received three proposals for repairs and roof replacement at Fire Station #85, Fire Station #94, Neighborhood Center, and Rosetta Canyon Sports Park. The amounts of each proposal are listed below:

Name of Company	Amount
Don Luginbill Roofing Inc.	\$721,037.00
McDonnell Roofing Inc.	\$782,869.50
Shell Roofing Solutions	\$834,175.00

Don Luginbill Roofing Inc. has been competitively bid and priced on TIPS (The Interlocal Purchasing System), Contract Number# 210205, with an expiration date of 4/30/2024. TIPS is a National Cooperative Purchasing Program for member schools, colleges, universities, cities, counties, and other government entities in all 50 states as authorized by each entity's jurisdictional legal requirements. Region 8 Education Service Center, located in Pittsburg, Texas, is the lead government agency for the cooperative. The primary procurement statute for the lead agency is Chapter 44.031 of the Texas Education Code.

Waive of Competitive Bidding Procedures

Under Section 3.08.070(G) of the Lake Elsinore Municipal Code, the City Council can waive the competitive bidding requirement that would otherwise be utilized for this purchase. In addition to the benefits outlined above, repairs and roof replacements satisfy the City's requirements compared to competitors with significant shortfalls in specifications and operating levels essential to the City's needs. These benefits and characteristics suited to the City's specific needs support the finding that waiving the competitive bidding requirement for this purchase is in the City's best interest. Therefore, staff recommends that the City Council waive the competitive bidding according to Municipal Code Section 3.08.070(G) and allow the City Manager to purchase the repairs and roof replacement as outlined in this agenda report.

Following the approval of this agenda item, staff will execute an Agreement for the entire proposal and schedule the Roof Replacements at Fire Station #85, Fire Station #94, Neighborhood Center, and Rosetta Canyon Sports Park.

Fiscal Impact

Funds are available in the City's Fiscal Year 22/23 Capital Improvement Plan (CIP Project #Z20005).

Attachments

Attachment 1 – Agreement
Exhibit A - Fire Station #85 Proposal
Exhibit B - Fire Station #94 Proposal
Exhibit C - Neighborhood Center Proposal
Exhibit D - Rosetta Canyon Sports Park Proposal