

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: DAVID MONTAGUE, SUPERVISING ENGINEER
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
SUBJECT: APPROVAL OF USE OF DESIGN-BUILD PROCUREMENT FOR
ROOF REPLACEMENT FOR SAMUEL L. JONES HALL – 4020
FINLEY AVENUE, AND WATER STATIONS 4 – 2260 SONOMA
AVENUE AND 13 – 801 WHITE OAK DRIVE

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Department of Transportation and Public Works that the Council, by resolution, approve the use of the Design-Build method of procurement for a roof replacement for Samuel L. Jones Hall and Santa Rosa Water Station 4 and Station 13.

EXECUTIVE SUMMARY

Sam Jones Hall, 4020 Finley Avenue, is a one story, 17,638 sq. ft. shelter building, constructed in 1977.

In January 2018 the City's consultant, CannonDesign, published its Facilities Condition Assessment for Sam Jones Hall that was performed in September 2017. The objective of the assessment and report was to, (1) highlight current physical conditions, (2) identify deferred maintenance deficiencies, (3) quantify and estimate improvement costs, and (4) provide recommended action dates.

According to CannonDesign, the roof is in critical condition and should be the number one priority for repair in 2019.

Santa Rosa Water Station 4, 2260 Sonoma Ave, is one story, 6,275 sq. ft. water pump station building and Station 13, 801 White Oak Dr, is a one story, 600 sq. ft. water pump station building.

In May 2017 the City contracted Warren Construction and Roofing, Inc. to perform an inspection make repairs to the roof at Station 4 where there were existing leaks. Through this inspection it was determined the existing roofing material on Station 4 was

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sub-standard for the existing roof pitch for multiple reasons. During the winter of 2018, leaks were discovered by City staff at Station 13. To date, no professional analysis has been completed to determine the cause of the leak at station 13.

The Sam Jones Hall roof repair project furthers Council goals to attain functional zero homelessness and meet housing needs. The pump station roof repair projects further Council goals to invest and sustain infrastructure.

BACKGROUND

CannonDesign examined the roof structure that consists primarily of steel bar joists with corrugated sheet metal roof decking, and a portion of concrete plank roof structure on the low roof beside the gymnasium. There is pea gravel ballasted built up bituminous roof overall. The report concluded that Sam Jones Hall roofing system has exceeded its expected lifespan. Surface areas are damaged. Many areas have been patched multiple times to stop leaks. Roof to wall flashing detail is insufficient and needs to be replaced with the roofing system.

CannonDesign recommendations for the roof replacement includes replace roofing system and including all flashings. For the lower parapets, implement a detail to carry roofing material up the wall and under coping. Apply necessary flashings and termination bar details along walls of more significant height. Remove all unused roof curbs and frame in openings in roof structure as part of the reroofing of the facility.

In addition, the evaporative cooler on the roof is not working, and should be replaced as part of the roof replacement project.

CannonDesign's estimates for roof replacement is \$1.2 million, and for current replacement value of the entire building, \$6.3 million, both include 50% markup for design and construction management costs.

The assessment scope was limited to a visual inspection and is not intended to provide a design analysis or cost estimate in the detail needed to prepare construction documents. CannonDesign recommends that the roof and supporting structural elements that could not be visually inspected, should be uncovered and inspected to fully scope and estimate the cost of the roof replacement. For this reason, a contingency of 33% or \$400,000 has been added by Transportation and Public Works to CannonDesign's estimate for a total estimate of \$1.6 million.

The existing Station 4 roof is a shingle composition roof with felt underlayment that was installed in 2003 with a solar array system installed in 2006. Warren Construction and Roofing, Inc. performed an initial visual inspection of the roofing structure. Warren Roofing found that the existing roofing material was sub-standard based on the pitch of the roof and that the underlayment was not installed per industry standard.

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Furthermore, pigeons had been nesting under the solar array and the feces acid migrated to the felt resulting in felt deterioration. The investigation was conclusive that the roof sheathing and underlayment throughout the leaking area showed signs of long-term leaking.

The existing Station 13 roof is a clay tile roof that is approximately 600 sq. ft. An investigation to determine the cause of the leak has not been performed however, it is apparent there is a significant leak based on visual inspection of the interior structure where water damage has occurred. Due to the similar scope of the projects, these three buildings were combined into one project for efficiency.

The cost estimated by City staff to reroof Station 4 and 13 is approximately \$140,000 which includes the cost of project delivery and construction management.

PRIOR CITY COUNCIL REVIEW

In January 2014, the City Council adopted Chapter 3-60 of the Santa Rosa City Code which establishes regulations for the award, use and evaluation of design-build contracts. Section 3-60.130 of the City Code requires the City Council to approve the use of design build method of procurement for a major contract.

On May 22, 2018, Council received a report from the Department of Transportation and Public Works providing the results of a facilities and maintenance analysis, which identified Priority 1 needs (currently critical, requiring immediate attention, 0-12 months).

On February 12, 2019, Council directed the Housing and Community Services Department to submit an application to the Sonoma County Community Development Commission, the lead agency for the Sonoma County Continuum of Care (Home Sonoma County), for \$1.6 million in State Homeless Emergency Aid program (S-HEAP) funding for the Samuel L. Jones Hall Homeless Shelter.

ANALYSIS

A design-build contract is an alternative contracting method in which a single contractor both designs and builds a project. This method expedites project delivery by overlapping the design and construction phases, can reduce project costs, and minimizes disputes between designer and contractor. The proposed procurement method will follow Section 3-60 of the City of Santa Rosa City Code. This method allows for selection of a design-build firm based on performance criteria which may include, but not limited to items such as proposed design approach, initial and/or life cycle costs, project features, quality, capacity, durability, schedule and operational and functional performance of the facility.

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A Selection Committee will review and rank the proposals based on the evaluation criteria outlined in Section 3-60.120 of the City Code. The Selection Committee will make a recommendation to the City Council to award the design-build contract to the design-build entity whose proposal is judged as providing the best value meeting the interests of the City and meeting the objectives of the project.

FISCAL IMPACT

A journal ledger account, Number 17609 has been established and will be funded with S-HEAP funds when available and General Fund for the estimated total needed of \$1.6 million.

Station roof replacements have an established journal ledger account, Number 55749 with approximately \$110,000 available. City staff has requested the additional \$30,000 need in the FY19/20 budget request.

ENVIRONMENTAL IMPACT

This action is categorical exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 because it involves the repair of existing facilities.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Resolution

CONTACT

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