



## MEMORANDUM

**TO:** CITY COUNCIL

**FROM:** BILL ROBESON, PUBLIC WORKS DIRECTOR

**BY:** JILL MCPEEK, CAPITAL IMPROVEMENT PROJECT MANAGER

**SUBJECT:** CONSIDERATION TO ESTABLISH A CAPITAL IMPROVEMENT PROJECT FOR RECREATION SERVICES BUILDING ROOF REPAIRS

**DATE:** SEPTEMBER 10, 2019

### SUMMARY OF ACTION:

Establish a new capital improvement project for Recreation Services building roof repairs.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

It is proposed that the project be funded as follows:

	Current	Proposed
<b>Revenue</b>		
General Fund	\$ 60,000	\$ 60,000
Total Revenue	\$ 60,000	\$ 60,000
<b>Expenditures</b>		
City Hall Roof Replacement	\$ 60,000	\$40,000
Recreation Services Roof Repairs	0	20,000
Total Expenditures	\$ 60,000	\$ 60,000

Staff time will be necessary to provide construction management and inspection services for the project.

### RECOMMENDATION:

It is recommended the City Council transfer \$20,000 of projected cost savings from the City Hall Roof Replacement capital improvement project to establish a new Recreation Services Building Roof Repairs capital improvement project.

### BACKGROUND:

The amended Capital Improvement Program budget includes \$60,000 to replace the roof on the City Hall building. The City Hall Roof Replacement project proposes that the existing tile, which is no longer available, be replaced with a composition shingle. Staff solicited quotes from three roofing contractors and received a low quote of \$29,046, resulting in a cost savings of approximately \$30,000. Pursuant to the Uniform Public

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Construction Cost Accounting Act and the Arroyo Grande Municipal Code, the City Manager may execute an agreement with the contractor who submitted the low quote of \$29,046.

It is proposed that the projected \$30,000 cost savings from the City Hall Roof Replacement project be used on a new and separate capital improvement project to perform repairs on the Recreation Services building roof. The establishment of a new capital improvement project requires approval from the City Council.

**ANALYSIS OF ISSUES:**

The roof on the Recreation Services building is over 50 years old and has several areas where leaks occur. It is proposed that waterproof foam be applied to repair the roof and prevent further leakage into the building. The foam application consists of 2 separate applications of light weight foam that will total an inch and a half in thickness and 2 applications of vinyl UV protective coating. This is at least a 3-day process. Staff met with a local contractor who specializes in this type of application and a quote of \$19,005.60 was provided. Other foam spray contractors located in Anaheim and the Bay Area provided verbal quotes that were significantly higher due to travel and overnight accommodations for their crews.

If approved by Council, the City Manager will execute an agreement with the contractor to perform the Recreation Services building roof repairs. The work is anticipated to be accomplished during October 2019.

**ALTERNATIVES:**

The following alternatives are provided for the Council's consideration:

1. Approve staff's recommendation;
2. Do not approve staff's recommendation;
3. Modify as appropriate and approve staff's recommendation; or
4. Provide direction to staff.

**ADVANTAGES:**

The project will reduce the potential for ongoing leaks experienced during the rainy months. This will help to prevent health hazards such as mold and mildew and decrease damage and degradation to the structure. The project is consistent with the City Council goal to support City infrastructure.

**DISADVANTAGES:**

There may be some noise interruption during the clean-up and removal of the existing roof material and during the application process, but this will be minimized as much as possible.

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**ENVIRONMENTAL REVIEW:**

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guideline Section 15301(d) for rehabilitation of deteriorated structures.

**PUBLIC NOTIFICATION AND COMMENTS:**

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

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