



Council Agenda Report

From: Kevin Wells, Assistant Capital Projects Manager

Subject: Approval of Construction Agreement to Replace and Repair the Public Safety Center Roof

CEQA Determination: The City finds that this action is categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 1 exemption, which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features where the project involves negligible or no expansion of existing or former use. (State CEQA Guidelines, § 15301).

Date: May 7, 2024

Facts

1. The Public Safety Center was built in the early 2000s and houses the City of Paso Robles Police Station, Fire Station #1, and the Emergency Operations Center (EOC).
2. Maintenance staff, in addressing leaks and other calls for service, identified that the roof tiles across the entire facility have severely deteriorated and are cracked, chipped and/or completely broken off. The extent of the deterioration has been so severe that in 2022, the City contracted to temporarily repair several hundred broken tiles.
3. City staff were advised at this time that a matching direct replacement product was not available, and that a new roof installation was advised as the only long-term solution.
4. In January 2023, the City's Emergency Operations Center was activated due to severe rainstorms. At that time, the EOC operations were impacted due to roof leaks that required the EOC configuration to be altered to accommodate several buckets to catch rainwater from the roof leaks.
5. The existing roof materials carried a 50-year warranty; however, the original manufacturer, Re Con Building Products, Inc. declared bankruptcy and was liquidated in 2007. Consulting with the City attorney, it was determined that no options were available to exercise the warranty rights for the failing roof tile.
6. Plans and Specifications were prepared and advertised for bids with an engineer's estimate for the project of \$1,165,000.
7. On April 16, 2024, two (2) bids were received as follows: Quaglino, Inc in the amount of \$1,181,551.37; and Barth Roofing, in the amount of \$1,428,050

Options

1. Take no action;
2. Approve the construction contract with Quaglino, Inc, for an amount not-to-exceed \$1,181,551.37; or
3. Provide alternative direction to staff.

Analysis and Conclusions

Staff identified severe deterioration of the roof tiles on the Emergency Operations Center and contracted to perform temporary roof repairs in 2022. A full roof replacement was recommended at the time due to

the failing product. The existing roofing no longer has a warranty, as the manufacturer is no longer in business. Therefore, City staff prepared bid documents to repair the roof. The bid from Quaglino, Inc. was found to be a responsive and responsible bid.

Fiscal Impact

The bid from Quaglino, Inc. is \$1,181,551.37 to replace the entire Public Safety Center roof. The current Capital Improvement Program budget includes \$800,000 towards this project. Adding a 10% contingency, for unforeseen circumstances that could arise during the roof replacement, is requested, requiring a total project budget request of \$1,300,000, resulting in a shortfall of \$500,000. The Facility Replacement Fund currently has an unappropriated reserve balance of \$1.5 million. As such, staff also recommends the appropriation of \$500,000 from the Facility Replacement Fund to fully fund the project.

CEQA

The City finds that this action is categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 1 exemption, which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features where the project involves negligible or no expansion of existing or former use. (State CEQA Guidelines, § 15301).

Recommendation (Option 2)

Approve Resolution 24-XXX authorizing the City Manager to enter into a construction contract with Quaglino, Inc. in an amount not to exceed \$1,181,551.37 authorizing the City Manager and City Attorney to make any minor, technical, or non-substantive changes to the contract that are consistent with the Council action; and to appropriate \$500,000 from the Facility Replacement Fund to cover the project shortfall.

Attachments

1. Resolution 24-XXX - Replace and Repair Public Safety Center Roofing
2. Bid Submittal – Quaglino, Inc