

Agenda Report Reviewed by:  
City Manager: 

CITY OF SEBASTOPOL  
CITY COUNCIL  
AGENDA ITEM

Meeting Date: September 3, 2019  
To: Honorable Mayor and City Councilmembers  
From: Dante Del Prete, Public Works Superintendent  
Subject: Approval of Award of Contract 2019-02 to HB Urethane Roofing for the installation of an insulating foam roof system and Award of Contract 2019-03 to Zero Energy Associates for the removal and replacement of the existing solar panels and HVAC components at the Sebastopol Community Cultural Center

Recommendation: That the City Council authorize the City Manager to execute all necessary paperwork to award the contracts for the installation of an insulating foam roof system as well as the removal and replacement of the existing solar panels and HVAC components

Funding: Currently Budgeted:  Yes  No  N/A

Net General Fund Cost:	<u>\$135,512.00</u>
Contract	\$ 135,512.00
Contingency (10%)	\$ 13,551.20
Not-to-Exceed Total	\$149,063.20

This project will be paid for by the Building and Infrastructure Fund, 603-42-02-5100

**INTRODUCTION:**

This item is to request the City Council authorize the City Manager to execute all necessary paperwork to award the contracts for the installation of an insulating foam roof system and the removal and replacement of the existing solar panels and HVAC components at the Sebastopol Community Cultural Center.

**BACKGROUND:**

The current original metal roof at the Sebastopol Community Cultural Center has had periodic leaking issues for several years. With minimal success on previous small repairs and current water damage to the structure caused by roof leaks, it has been determined that the roof materials need to be replaced with an insulating energy-efficient foam and silicone sealing product. It is imperative that the new roof components provide insulation since the original interior insulation is no longer being utilized due to flood damage and ceiling design changes. The existing solar panels and heating and cooling rooftop components also need to be removed and replaced to ensure a proper seal of the roof and connecting mounting hardware.

**DISCUSSION:**

After the severe flood damage to the building that occurred during last winter’s flood event, interior replacement of ceiling and wall coverings is planned for reconstruction as soon as possible. The first essential component to the building repairs is to ensure a watertight, leak-proof roof system to protect the interior investment and limit potential disruption of events held inside the building.

Public Works staff has requested multiple quotes for spray foam insulation roof systems with minimal success. The application of this type of spray foam roofing requires specialized application equipment and training. Therefore, not many roofing companies provide this type of service, and those companies that do specialize in foam roofing are limiting quotes based on scheduled workloads.

Similar difficulty was encountered when attempting to obtain a minimum of three quotes for the removal and replacement of the solar panels and HVAC components. Often solar and HVAC contractors do not specialize in both trades, making it difficult to obtain comparable quotes when mixing the trades.

After consideration of the quotes received for the three component costs associated with this project (i.e., Roof/Solar/HVAC), Public Works staff is recommending the low-bid quote for the insulating foam roof system be awarded to **HB Urethane Roofing** and the removal and replacement of the solar panel and HVAC components be awarded to **Zero Energy Associates**. If approved, the total cost of the project would be \$ 135,512.00

City staff is also recommending a contingency of 10% of the contract price. A contingency is a percentage of a contract value set aside for unpredictable changes in the scope of work, such as delays due to unforeseen weather, design changes in the field as recommended and approved by the City, delays in delivery of materials, and code upgrades. It is recommended that the use of contingency funds shall be approved by the City Manager or his designee in advance of incurred expenditures.

**RECOMMENDATION:**

That the City Council authorize the City Manager to execute all necessary paperwork to award the contracts for the installation of an insulating foam roof system as well as the removal and replacement of the existing solar panels and HVAC components at the Sebastopol Community Cultural Center.

**ATTACHMENTS:**

Quotes



PO Box 2152, Fair Oaks, CA 95628  
Office: (916) 928-1620  
Fax: (916) 928-0830  
CL#: 293364

**Contract**

To: City of Sebastopol  
Public Works Department  
Phone: (707) 823-5331  
Fax: (707) 823-4721

714 Johnson St.  
Sebastopol, CA 95472

Jobsite: 380 Morris Street  
Sebastopol, CA 95472

August 15, 2019  
Contact: Dante Del Prete  
Email: ddelprete@cityofsebastopol.org

**Scope of Work**

1. Conduct a pre-job inspection with the owner or representative to discuss the application of the new roofing system as well as any logistical or safety concerns that may arise.
2. We agree to bid as specified with three exceptions.
3. Line item #4 shall be two inches because the metal roof configuration will not be fully sealed with one inch.
4. Line item #5 shall be GE Enduris 3500 Silicone or equal.
5. Line item #7 shall qualify for 15 Year Manufacturers Warranty.
6. This quote includes prevailing wage rates.
7. Our insurance coverage meets or exceeds City of Sebastopol insurance requirements.
8. The work quoted shall be completed in the month of October 2019.

**Proposed Contract Prices**

Fifteen Year Spray Polyurethane Foam Roofing System: \$69,500.00

**Total Proposed Contract Price**

**(\$69,500.00) Sixty-Nine Thousand Five Hundred 00/100 Dollars.**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

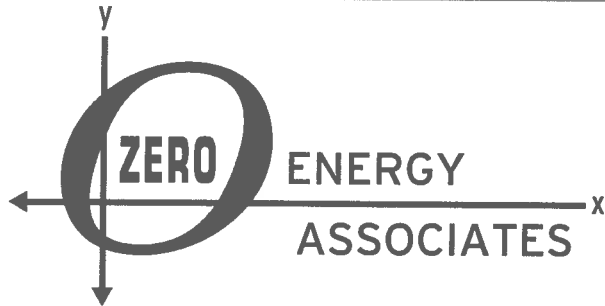
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

851 Gravenstein Ave.  
 Ste. B  
 Sebastopol, CA 95472

Phone #	7075443900	State License# 820063	
Estimate #	1223	Date	7/12/2019

Name/Address
City of Sebastopol 7120 Bodega Ave Sebastopol, Ca 95472



Item	Description	Total
SCOPE	<p><b>SOLAR ELECTRIC</b>            Re-installation of the Solar Modules after roofing has been applied. Includes removing rails and reinstalling rails.            Elevate roof mounted junction boxes to allow for new roofing material to be installed underneath.            Re- Start Inverters.</p> <p><b>HVAC</b>            Pump Down and Remove all HVAC equipment and remove decking and framing of platforms to allow for roofing material to be installed. Re install ALL decking and equipment after roofing material has been applied.            Install 3" strut under line set roofing attachments and conduits routed across roof drainage. These line sets will be reinstalled prior to new roof to allow roofing material to protect the line sets.            Existing line sets routed north to south -- Bolts tightened to be covered in new foam roofing.            New control wires as needed.            New wall controls for main hall fan coils.</p> <p>Certified Payroll/Prevailing Wage            Hardware            Site Conditions            Cost of anything damaged during the removal or re installation of any component is not included unless damage was caused by this crews negligence. Example If a coupling breaks because its old that is not included but would be replaced from a \$1,000 allowance. If the allowance is used up then additional costs would increase total project price.</p>	66,012.00
<b>Total</b>		<b>\$66,012.00</b>