

City Council – Action Request Form

Date: November 14, 2023

To: Mayor, Mayor Pro Tempore, and Members of the City Council

Ben Rowe, Assistant City Manager

From: George Morales, Property and Facilities Management Director
Darren Redfield, Purchasing Director

Council Action Requested:

Items Related to Joycelyn V. Johnson Municipal Services Center Roof Replacement (Southeast Ward):

- A. Resolution Amending Construction Contract Cost
- B. Project Budget Ordinance Amendment to Appropriate Funds for Project Expenditures

Strategic Focus Area: Service Excellence

Strategic Objective: Ensure Service Delivery Efficiency and Effectiveness

Strategic Plan Action Item: No

Key Work Item: Yes



Summary of Information:

On October 16, 2023, the City Council awarded the base bid contract to Rike Roofing Service, Inc. in the amount of \$4,201,741, following competitive bidding. The global budget of \$5,000,000 for this project included the design fee of \$412,000, so the remaining funds available after the base bid award is \$386,259. This is not enough to award any of the bid alternates; however, it was to be held in reserve as an owner contingency should unforeseen structural modifications be deemed necessary, which is probable given the age and condition of the building.

At the October 10, 2023 Finance Committee meeting, Mayor Joines and Chairman Clark requested that staff seek additional funding to include at least Area B as part of the contract. Staff has identified a funding source for a total contract amendment addition of \$1,145,650 based on the calculations below.

Property and Facilities Management recommends adding Area C, a mechanical penthouse within Area B, and a 5% owner contingency (*) as a reserve to address unforeseen circumstances, if needed.

Committee	FC (11/14/23)	Action	Approval
For	3 Aye	Against	

Remarks: MPT Adams absent

Cost to add Area B	\$	1,111,900
Cost to add Area C*	\$	33,750
Contract Amendment amount	\$	1,145,650
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Budget funds remaining	\$	386,259
Funding gap	\$	(759,391)
Add Owner Contingency (5%)*	\$	(267,379)
Total funding gap	\$	(1,026,770)

*staff recommendations

Exhibit B has been updated to include roof replacement for Areas B and C, where all occupiable, interior building areas would be under new roof.

When informed of the possible contract addition, Rike Roofing Service, Inc. welcomed the additional work.

A Project Budget Ordinance follows the Resolution to allocate the necessary additional funding from the general fund balance.

It is therefore recommended to award a contract amendment to Rike Roofing Service, Inc. in the amount of \$1,145,650. This makes the total contract for roof replacement at the Joycelyn V. Johnson Municipal Services Center to be the amount of \$5,347,391.

Solar Panels: At the City Council meeting on October 16, 2023, Council Member Mundy inquired whether staff had considered the installation of solar panels on the roof. The staff from Property and Facilities Management and the Office of Sustainability have studied the feasibility of installing panels on part of the roof of the Joycelyn V. Johnson Municipal Services Center. Staff will prepare an information item on this potential project for the City Council's review in December.