



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Approve Plans and Specifications and Authorize Advertisement for Bids for City Hall Carport and Public Safety Building Jail Roof and Gutter Replacement Project

MEETING DATE: May 2, 2012

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve plans and specifications and authorize advertisement for bids for City Hall carport and Public Safety Building jail roof and gutter replacement project.

BACKGROUND INFORMATION: The Public Safety Building (PSB) was constructed in 1967 and consists of steel framing with masonry walls. The roof over the decommissioned jail area consists of 3,016 square feet of multi-ply built-up roof with glass felts and asphalt inter-ply bitumen surfaced with a granulated cap sheet. The original roof was replaced in 1987, leaks significantly and can no longer be patched. The decommissioned jail area is used for storage of office systems furniture, plumbing, electrical, painting and woodworking supplies that are used by the Facilities Services Division staff for general building maintenance.

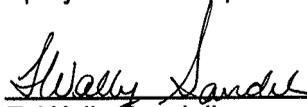
The City Hall carport building was also constructed in 1967 and consists of wood framing with masonry walls. The roof over the carport consists of 2,400 square feet of multi-ply built-up roof with organic felts and coal tar inter-ply bitumen surfaced with a river gravel embedded in floodcoat. The existing 45-year old roof has never been replaced, leaks significantly and can no longer be patched. The carport areas house the Facilities Services Division's maintenance shop and offices and provides parking for three City vehicles and three private vehicles. The life expectancy of a built-up type roof is approximately 25 years. Both structures have met or exceeded the useful life for its type of roofing.

After consulting with roofing contractors, staff recommends that a new thermoplastic, single-ply roofing system be applied over the existing roof of both facilities. The single-ply roof construction is similar to recently-installed roofs at the Police Station, Finance Department and Carnegie Forum. The estimated construction cost of the single-ply roof over both facilities is \$110,000. The life expectancy of a single-ply roof is 25 to 30 years. The contract includes a requirement for a 20-year warranty.

To halt further damage caused by existing leaks, it is recommended Council approve plans and specifications and authorize advertisement for bids for these two projects. The plans and specifications are on file in the Public Works Department.

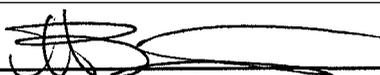
FISCAL IMPACT: Replacing the roofs will reduce repair costs for the interior spaces caused by leaking water.

FUNDING AVAILABLE: Funding for this project will be specified at the time of contract award.


F. Wally Sandelin
Public Works Director

Prepared by Charles E. Swimley, Jr., City Engineer/Deputy Public Works Director
FWS/CES/pmf

APPROVED:


Konradt Bartlam, City Manager