

CITY COUNCIL MEETING
OCTOBER 16, 1985

AWARD - CONTRACT
FOR "LODI LIBRARY REROOF"

RES. NO. 85-149

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City Manager Peterson apprised the Council that the following bids had been received for the "Lodi Library Reroof":

| BIDDER | AMOUNT |
|--|-------------|
| Western Roofing PVC Single Ply System | \$55,119.00 |
| Hester Roofing Built Up Roof System | \$59,204.00 |

Council was further apprised that the total estimated project cost, including Architect's fees and inspection is \$62,500.

The City Manager reported to the Council that the Library Board of Trustees had met regarding this matter and recommended that the award be made to Western Roofing.

A lengthy discussion followed with questions being directed to Staff.

On motion of Council Member Olson, Reid second, Council adopted Resolution No. 85-149 awarding the contract for the "Lodi Library Reroof" to Western Roofing (PVC Single Ply System) in the amount of \$55,119.

Council Member Pinkerton requested information showing a breakdown of architect's fees, inspection fees, etc.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
 FROM: City Manager
 DATE: October 9, 1985
 SUBJECT: Lodi Library Reroof

Two bid proposals were opened for this project as follows:

1. Western Roofing, Roseville, CA

| | | | |
|-----------------------|-------------------------|----------------------|-------------|
| PVC Single Ply System | Eave Over- hang Area | Upper Center Area | Total |
| | \$18,780.00 | \$36,339.00 | \$55,119.00 |

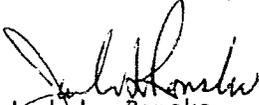
2. Hester Roofing, Sacramento, CA

| | | | |
|----------------------|-------------|-------------|-------------|
| Built Up Roof System | \$32,388.00 | \$26,816.00 | \$59,204.00 |
|----------------------|-------------|-------------|-------------|

| | | | |
|----------------------|--|--|----------|
| Architect's Estimate | | | \$47,800 |
|----------------------|--|--|----------|

Total estimated project cost, including Architect's fees and inspection is \$62,500.

A recommendation regarding award and funding from the Lodi Library Board will be available at the Council Meeting.


 Jack L. Ronsko
 Public Works Director

JLR/GER/eeh

cc: Leonard L. Lachendro
Assistant Finance Director

APPROVED:


 THOMAS A. PETERSON, City Manager

FILE NO.

SECTION 07500 - MEMBRANE ROOFING

PART 1.00 - GENERAL

1.01 DESCRIPTION:

A. Work included:

Membrane roofing required for this Work is indicated on the Drawings and includes, but is not necessarily limited to, built-up roof with a mineral impregnated cap sheet.

B. Related work described elsewhere:

- | | |
|------------------------------|---------------|
| 1. Demolition: | Section 02100 |
| 2. Flashing and sheet metal: | Section 07600 |

1.02 QUALITY ASSURANCE:

A. Qualifications of installers:

1. The membrane roofing installer shall be currently approved by the manufacturer of the selected membrane roofing.
2. For actual installation of membrane roofing, use only competent and skilled roofers completely familiar with the products and the manufacturer's currently recommended methods of installation.

B. Manufacturer's certifications:

Prior to start of installation of the work of this Section, secure a visit to the job site by a representative of the manufacturer of the membrane roofing used who shall inspect and shall certify that:

1. The surfaces to which the membrane roofing are applied are in a condition suitable for this application.
2. The materials to be installed in all respects compile with the requirements of this Section of these Specifications.
3. The materials to be installed are in complete accordance with the manufacturer's current recommendations.

C. Guarantee:

Upon completion of this portion of the work, and as a condition of its acceptance, deliver to the Contracting Officer a written guarantee signed by the installer and endorsed by the membrane roofing materials manufacturer guaranteeing that the installed membrane roofing will remain intact and free from leaks for a period of at least ten years following date of installation.

1.04 PRODUCT HANDLING:

A. Protection:

Use all means necessary to protect membrane roofing materials before, during and after installation and to protect the installed work and materials of all other trades.

B. In the event of damage, immediately make all repairs and replacements necessary to the approval of the Contracting Officer and at no additional cost to the Owner.

1.05 QUALITY CONTROL:

The Contractor shall be required at his expense to take a minimum of three roofing cuts by a recognized and qualified testing laboratory. The roofing cuts shall be evaluated in regards to air voids, quantities of interply moppings, and general conformance to these specifications. All tested areas shall be replaced with the same specification used on the remaining portion of the roof. Only those tests that meet the specifications shall be considered applicable to the three tests minimum required.

PART 2.00 - PRODUCTS

2.01 MEMBRANE ROOFING:

All membrane roofing shall be one of the following or an equal approved prior to bidding by the Owner's Representative:

A. Manville 4GNC.

B. Certainteed 3CGMSW

2.02 CANTING:

All canting shall be fiber product as manufactured by Celotex or equal.

PART 3.00 - EXECUTION

3.01 SURFACE CONDITIONS:

A. Inspection:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that membrane roofing may be installed in strict accordance with the original design, the manufacturer's current recommendations and all pertinent codes and regulations.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Contracting Officer.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 INSTALLATION:

A. Membrane roofing:

Install all membrane roofing in strict accordance with the original design, the manufacturer's current recommendations, and all pertinent codes and regulations.

B. Canting:

Nail and set canting into roof areas using hot bitumous. Shape the canting to provide a smooth transition for the high point to the roofdrains. Set and shape canting so roof drains and there is no standing water.

3.03 CLEANING UP:

Take special care to prevent splashing bitumens onto adjacent surfaces and immediately remove all traces of such splashed and/or spilled materials.

END OF SECTION

SECTION 07532 - SINGLE PLY MEMBRANE ROOFING

PART 1.00 - GENERAL

1.01 DESCRIPTION:

Provide and install a single-ply membrane roof system with PVC clad flashing over the entire roof as detailed on the Drawings.

1.02 RELATED WORK SPECIFIED ELSEWHERE:

A. Demolition: Section 02100

1.03 QUALITY ASSURANCE:

A. Acceptable Manufacturers:

The single ply membrane roofing system and materials listed herein (to establish a quality standard) is as manufactured by "Trocac" Dynamit-Nobel of America Inc.

1. Equivalent systems and materials of the following manufacturer are also acceptable: Braas Roofing Systems.

B. Applicator Qualifications:

Roofing and flashing shall only be applied by factory trained and approved roofing contractors with no less than three (3) years' experience in single ply roofing systems and in strict compliance with the manufacturer's instructions.

C. Requirements of Regulatory Agencies:

The roofing system shall be in compliance with Factory Mutual Engineering Association Roof Assembly Classifications, FM Construction Bulletin I-29, Class I Construction, and shall have a Class 'A' UL Fire Rating Approval listing in the 1984 UL Referral Directory.

1.04 SUBMITTALS:

A. Manufacturer's certificate that materials meet the requirements of this Specification.

- B. Manufacturer's written statement outlining the materials to be used and instructions for installation of roofing.
- C. Applicator: Evidence of his roofing manufacturer's approval status.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Storage:

Materials shall be delivered to the job site in original, unbroken packages bearing the manufacturer's label. All materials, other than membrane, shall be stored between 60°F and 80°F. Should they be exposed to a lower temperature, restore to room temperature prior to use. Do not use materials damaged in handling or storage. All cardboard containers shall be stored in a dry area.

1.05 ENVIRONMENTAL REQUIREMENTS:

Do not apply in wet conditions.

1.06 GUARANTY:

A. General:

The roofing contractor shall furnish to the Owner the manufacturer's ten (10) year, 100 percent, full value guarantee, covering both labor and materials, with an additional five (5) year materials warranty.

B. Total Warranty Period: 15 years.

C. Ten-Year Guarantee shall be a 100 percent, full value guarantee and shall not limit the cost to the original installation.

D. This guarantee shall cover full replacement costs involved in the event of a problem, regardless of the dollar amount during those 10 years, and shall also cover all necessary repairs during the ten-year period.

E. Five-year Materials Warranty shall have an extension to the 10-year guarantee.

RESOLUTION NO. 85-149

AWARD - CONTRACT FOR LODI LIBRARY ROOF

WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened by the City Clerk of this City on October 9, 1985 at 11:00 a.m. for the Contract for Lodi Library Roof as described in the specifications therefor approved by the City Council September 18, 1985.

WHEREAS, said bids have been compared, checked and tabulated and a report thereof filed with the City Manager as follows:

| Bidder | | Amount |
|-----------------|-----------------------|-------------|
| Western Roofing | PVC Single Ply System | \$55,119.00 |
| Hester Roofing | Built Up Roof System | \$59,204.00 |

WHEREAS, the City Manager recommends that award be made to the low bidder, Western Roofing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi that award of contract for Lodi Library Roof be and the same is hereby made to Western Roofing, the low bidder, in the amount of \$55,119.00.

Dated: October 16, 1985

I hereby certify that Resolution No. 85-149 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 16, 1985 by the following vote:

Ayes: Councilmembers - Olson, Snider, Pinkerton, Reid, and Hinchman (Mayor)

Noes: Councilmembers - None

Absent: Councilmembers - None

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

OCTOBER 16, 1985

TO: CITY MANAGER

FROM: CITY LIBRARIAN

SUBJ: LIBRARY ROOFING REPAIR PROJECT

On 10/15/85, the Library Board met in special session to consider the two bids received for the repair of the Library roof. By motion, the Board has approved the awarding of the bid to Western Roofing for \$55,119.00.

I am attaching a copy of my memo to the Board which details the estimated total cost for this project and the Library funds that will be used. The Library's M&O budget for 1985-86 Item #334, Repairs/Building contains \$8,000 for roof repairs. The Library's Capital Reserve Fund on this date has \$59,219 in its moneymarket account.

OCTOBER 15, 1985

TO: LIBRARY BOARD

FROM: CITY LIBRARIAN

SUBJ: LIBRARY ROOF REPAIRS

On 10/9/85, the City received and opened two bids for the repair of the Library roof. Western Roofing of Roseville bid \$55,119 for a PVC roof, and Hester Roofing of Sacramento bid \$59,204 for a BUR roof. The architects, Morris & Wenell are recommending the installation of the PVC roof by Western roofing which carries a fifteen-year warrantee.

ESTIMATED TOTAL COST OF PROJECT

| | | |
|----------------------|----------|----------|
| Western Roofing..... | \$55,119 | (actual) |
| Architect..... | 4,500 | (est.) |
| Inspector..... | 3,000 | (est.) |
| Miscellaneous..... | 381 | (est.) |
| Total..... | \$63,000 | (est.) |

FUNDS TO BE USED

| | | |
|-----------------------------------|----------|----------|
| Library Capital Reserve Fund..... | \$55,119 | (actual) |
| Library M&O Building Repairs..... | 7,881 | (est.) |
| Total..... | \$63,000 | (est.) |

ACTION

✓ Motion approving the award of the Library roofing repair job to Western Roofing for \$55,119.

Motion approving the contract with Morris & Wenell Architects and Planners Inc. for the plans and specifications for the Library Reroof Project.

→ Tom, Talk to Bud Sullivan about this.