



# CITY OF CARSON

## Legislation Text

File #: 2019-057, Version: 1

### Report to Mayor and City Council

Tuesday, January 22, 2019

Consent

#### SUBJECT:

**CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATES AND  
AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS - PROJECT NO. 1605 -  
CARSON DOMINGUEZ BALLROOM ROOF REPLACEMENT (CITY COUNCIL)**

#### I. SUMMARY

The roof of the existing Carson Dominguez Ballroom building located at 801 E. Carson Street is experiencing leaks during the rainy season (Exhibit No. 1). A professional roofer has performed a visual evaluation of the roof and provided the appropriate repair recommendations. The plans, specifications, and estimates (PS&E) have been completed for Project No. 1605 - Carson Dominguez Ballroom Roof Replacement and the City Council is requested to approve the PS&E, and authorize staff to advertise the project for construction bids. The estimated cost to complete this project is \$200,000.00.

#### II. RECOMMENDATION

**TAKE** the following actions:

1. **APPROVE** the plans, specifications, and estimate.
2. **AUTHORIZE** staff to advertise the work and call for construction bids for Project No. 1605: Carson Dominguez Ballroom Roof Replacement.

#### III. ALTERNATIVES

1. DO NOT APPROVE the plans, specifications and estimates, and the call for bids.
2. TAKE another action the City Council deems appropriate, consistent with the requirements of the law.

#### **IV. BACKGROUND**

The roof of the Carson Dominguez Ballroom building located at the Carson Community Center is experiencing leaks during the rainy season. The building has an approximate area of 5,260 square feet. During the rainy season, the roof leaks, and a significant amount of water is observed on the ceiling and walls of the hall.

The constant intrusion of water during the rainy season resulted in the formation of mold on the ceiling of the Carson Dominguez Ballroom. In September 2018 the City's environmental consultant, CTI Environmental Inc. conducted air and swab sampling to evaluate the mold levels. The detailed discussion of collection and testing methods and results were provided to the City. In summary, the Mold Air Sampling results from representative areas of the room indicated acceptable conditions for general occupancy with indoor spore counts being lower than the outdoor control sample with similar genera (types of mold) and hierarchy. Based on the Mold Swab Sampling results from representative areas of the room, remediation methods were provided to the City.

Before remediating the surface mold, the roof leak must be addressed in order to prevent future reoccurrence.

Staff retained the services of a Professional Roofing Consultant to evaluate the problem and recommend appropriate solutions. The Consultant performed a visual evaluation and determined that the existing metal barrel roof and the metal gutter on both sides of the building are in a failed condition. This current state has resulted in water intrusion at the joints, causing the water to leak in the ceiling. Once a metal roof is in this condition, patching and re-sealing will not ensure the leak problem is resolved; therefore, roof replacement is necessary. It is recommended that the existing metal barrel roof and its components down to the deck including the metal gutter and coping cap on both sides of the roof be removed and replaced.

The scope of work has been generated, and the plans, specifications, and estimates (PS&E) have been completed for Project No. 1605: Carson Dominguez Ballroom Roof Replacement. Staff is requesting that the City Council approve the PS&E and authorize staff to call for bids for the construction of this project.

#### **V. FISCAL IMPACT**

The estimated cost to complete this project is \$200,000.00. The actual construction cost will be determined after the construction bids are received. There is no appropriation being requested as part of this staff report. Staff will request funding during the award of contract to the lowest responsive/responsible bidder.

#### **VI. EXHIBITS**

1. Location Map (pg. 3).

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