



Legislation Text

File #: 2020-091, Version: 1

Report to Mayor and City Council

Tuesday, February 18, 2020

Consent

SUBJECT:

CONSIDERATION TO ACCEPT AS COMPLETE: PROJECT NO. 1605: CARSON DOMINGUEZ BALLROOM ROOF REPLACEMENT (CITY COUNCIL)

I. SUMMARY

Project No. 1605: Carson Dominguez Ballroom Roof Replacement has been completed in accordance with approved plans and specifications. It is requested that the City Council accept the work as complete and authorize staff to file the Notice of Completion with the Los Angeles County Registrar-Recorder / County Clerk Office.

II. RECOMMENDATION

TAKE the following actions:

1. ACCEPT as complete Project No. 1605: Carson Dominguez Ballroom Roof Replacement
2. AUTHORIZE staff to file a Notice of Completion.

III. ALTERNATIVES

1. DO NOT ACCEPT the project as complete. However, Civil Code Section 3093 requires a Notice of Completion to be filed for record within 10 days, upon the completion and settlement of all public works project claims, if any.
2. TAKE another action the City Council deems appropriate and consistent with the requirements of the law.

IV. BACKGROUND

The City's Capital Improvement Program (CIP) called for the construction of Project No. 1605: Carson Dominguez Ballroom Roof Replacement for the roof of the existing Carson Dominguez Ballroom building located at 801 E. Carson Street (Exhibit No. 1). The scope of work included the removal and replacement of 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, which was causing water intrusion at the joints, and water leak in the ceiling.

On January 22, 2019, the City Council approved Item No. 19 approving the PS&E and authorizing staff to advertise the work and call for construction bids. The project was advertised in Planet Bids and on April 16, 2019, the City Council approved Item No. 19 awarding a Construction Contract for Project No. 1605: Carson Dominguez Ballroom Roof Replacement, to the lowest responsive and responsible bidder, Commercial Roofing Systems, Inc. (Commercial Roofing) in the amount of \$229,592.00. The City Council also authorized the expenditure of construction contingencies in the amount of \$34,439.00 (15%) for any change order and other unforeseen construction work that may be required to complete this project.

Given that the City initially used roofing materials manufactured by Tremco, Inc. (Tremco), the City retained the services of Tremco to assist in the construction management and the completion of the project. Tremco's services were provided at no extra cost to the city.

The construction has been completed by Commercial Roofing in a satisfactory manner. On January 13, 2020, Tremco performed the final inspection of the Carson Dominguez Ballroom which confirmed that the metal roof installed by Commercial Roofing and all its components met the requirements set forth in the roofing specification utilized for this project. The final inspection yielded zero punch list items and also documented all aspects of the roof for warranty purposes, and to ensure the roof met Tremco's high standards. All seams, fasteners, and detail metal were inspected, as well as the roof system installed in the waterways. The installed roof systems will provide the City of Carson with a watertight system for years to come. Regular inspections will be performed and will include cleaning of any debris, preventative maintenance, and minor repairs if needed.

Staff is requesting the City Council to accept the project as complete and authorize staff to proceed with filing the Notice of Completion.

V. FISCAL IMPACT

The construction bid amount for this project was \$229,592.00. The total estimated cost, including inspection and contingency was \$264,031.00. Funds were appropriated as follows:

From Account No.	To Account No.	Amount
101-80-801-100-5002	101-80-820-100-6004	\$135,000.00
101-80-820-100-5002	101-80-820-100-6004	\$135,000.00
TOTAL BUDGET		\$270,000.00

The actual expenditures are summarized in the table below:

Task	Actual Expenditures
Construction Cost Commercial Roofing, Inc.	\$229,592.00
Other Expenses: Staff Salaries	21,705.33
Total Cost to Complete the Project	\$251,297.33

The actual expenditures for this project are \$18,702 less than the amount budgeted.

VI. EXHIBITS

1. Location Map. (pg. 4)

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