



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 5, 2014

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Water Distribution Metering Facility Emergency Wall And Roof Repair

RECOMMENDATION: That Council:

- A. Approve a sole source award of a purchase order in the amount of \$68,904, plus an additional \$13,780 for extra services, to Qwik Response for the emergency wall and partial roof repair at the Water Distribution Metering Facility at 625 Laguna Street; and
- B. Approve a sole source award of a purchase order in the amount of \$7,594, plus an additional \$1,519 for extra services, to Bob Cambron Roofing for the emergency roof repair at the Water Distribution Metering Facility at 625 Laguna Street.

DISCUSSION:

BACKGROUND:

In early June 2014, significant water damage and dry rot was identified within the back wall of the Water Distribution Metering Facility. A number of supporting studs, joists, window frames, and roofing substrate were compromised due to past roof and structure leaks. The extent of the damage was hidden behind existing drywall and roofing insulation. After final investigation, the damaged area spanned roughly forty linear feet of wall, as well as a section of adjoining roof roughly forty by ten feet. Due to the severity of the damage, the potential for mold growth and further structural damage, and a concern for the health and safety of the facility's occupants, acting quickly to remediate and repair is important.

PROJECT DESCRIPTION:

The emergency repair and remediation project requires that:

- A large section of roof be temporarily structurally shored to enable wall work
- All damaged studs, joists, plywood, insulation, window frames, and construction material be removed and disposed of
- All wall framing be rebuilt like for like with new wood

- New insulation be installed in repaired wall and ceiling cavities
- Windows be re-framed and re-sealed
- Finishing work, including drywall, stucco, and painting, to match original finish
- Damaged section of roof be scraped, repaired, and patched

The Public Works Facilities Engineer was provided a detailed scope for all work outlined above by a remediation contractor and a roofing contractor. The remediation contractor, Qwik Response, is a Santa Barbara based company that has been used in the past for similar work. Qwik Response has the ability to handle all aspects of this type of work quickly and efficiently and has provided competitive pricing on past projects.

The roofing contractor, Bob Cambron Roofing, has worked with the City for a number of years and has consistently been responsive and competitively priced. Both contractors provided detailed cost estimates which were reviewed thoroughly and compared to similar jobs and industry accepted rates for labor and materials by the Project Engineer. Both the remediation cost estimate and the roofing repair cost estimate were deemed fair and reasonable.

BUDGET/FINANCIAL INFORMATION:

There are sufficient appropriated funds in the Fiscal Year 2015 Public Works Facilities Capital Fund account for this repair work.

PREPARED BY: Jim Dewey, Facilities & Energy Manager/MW/mh

SUBMITTED BY: Rebecca Bjork, Public Works Director

APPROVED BY: City Administrator's Office