



# ***Agenda Report***

## ***Fullerton City Council***

**MEETING DATE:** NOVEMBER 2, 2021

**TO:** CITY COUNCIL / SUCCESSOR AGENCY

**SUBMITTED BY:** STEVE DANLEY, ACTING CITY MANAGER

**PREPARED BY:** MEG McWADE, PUBLIC WORKS DIRECTOR  
DEREK WIESKE, PRINCIPAL ENGINEER / ACTING CITY ENGINEER

**SUBJECT:** HUNT LIBRARY ROOF REPLACEMENT PROJECT

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### **SUMMARY**

Award a construction contract to Vincor Construction, Inc. in the amount of \$443,874 for the roof replacement portion of the Hunt Library Revitalization Project.

### **RECOMMENDATION**

1. Approve plans and specifications for the Hunt Library Roof Replacement Project.
2. Award \$443,874 construction contract for the Hunt Library Roof Replacement Project to Vincor Construction, Inc., in a form approved by the City Attorney.
3. Authorize the Public Works Director to approve any future change orders for construction, within the approved project budget.

### **PRIORITY POLICY STATEMENT**

This item matches the following Priority Policy Statement:

- Infrastructure and City Assets.

### **FISCAL IMPACT**

Staff has confirmed that the budget has sufficient funds to accomplish this work. The City's Capital Improvement Program includes \$2.5 million for the Hunt Library Revitalization Project: \$1.25 million in FY 2019-2020 and \$1.25 million in FY 2020-2021. The funding source for this project comes from a \$2.5 million grant, secured by Assemblywoman Sharon Quirk-Silva, administered through the California State Library.

## DISCUSSION

The Hunt Library was designed and built in the early 1960's and functioned as a city branch library until 2013 when the building closed. The City listed the 10,500 square foot building as a local historical landmark in 2018 and included on the National Register of Historic Places in 2019. City Council authorized a Professional Services Agreement with Thirtieth Street Architects On March 16, 2021, to provide historic architectural services for the Hunt Library Revitalization Project. Preliminary estimates at that time showed that the costs to fully address all the needs for the building and the surrounding site would exceed the available funding provided from the existing grant and staff developed a scope of work to address the highest priority needs of the building and site renovation while keeping the project budget within the original grant amount. Since that time, staff determined that the City should divide the renovation project into three phases:

1. Roof Replacement
2. Building Improvements
3. Exterior Site Improvements.

The existing roof is beyond its useful life and staff have found evidence of recent roof leaks. Staff recommends accomplishing the roof replacement work as soon as possible. Staff directed the project architect to develop plans for the roof replacement separately and complete the roof replacement work using a separate contractor.

During the design process, the project architect recommended replacing the roof with a polyurethane foam roof, which has several advantages over the existing roof structure design, including better longevity, ease of maintenance, improved fire rating / insulative value and improved roof drainage. The project architect has previously used the foam roofing system on other flat-roofed public buildings in the past with successful results. The Roof Replacement Project will not result in any visual change to the appearance of the building, preserving its authenticity and historic significance, because the fascia replacement will match the existing fascia exactly in terms of size, shape and finish and the color of the new roofing will match the color of the existing roof.

### Procurement Process and Award Recommendation

Many government agencies share contracting efforts through cooperative purchasing arrangements in an effort to minimize costs and staff resource impacts,. This procurement method allows the City to access highly qualified specialty contractors and lowers overall capital costs through volume purchasing. The City took advantage of Sourcwell, formerly the National Joint Powers Authority (NJPA), which competitively bids construction tasks with pre-set unit prices and specifications for general construction services, including materials, equipment and labor costs. Sourcwell is a public agency with the legal authority to serve as a contracting agency for other public agencies. The City of Fullerton is a member of Sourcwell and has made use of Sourcwell's procurement process in the past, primarily for carpet replacement projects. California Government Code Section 6500 authorizes public agencies to participate in

cooperative purchasing agreements like those established by Sourcewell. Staff has confirmed with the City Attorney's Office that this process meets the State's legal requirements for the bidding of public works projects.

Sourcewell has several contractors to choose from in the local area, all of which have active contracts awarded through a public bidding process. Staff interviewed Vincor Construction, Inc and selected them for this project based on their past experience and performance with similar projects, including library and historical renovations. Vincor Construction has a valid contract with Sourcewell until August 2022. Staff conducted a job walk, provided the plans and specifications and solicited a \$443,874 proposal from Vincor Construction, Inc. Staff has reviewed the proposal and found the price fair and reasonable for this work and consistent with the pre-set unit prices established in their contract with Sourcewell.

Staff tentatively anticipates project completion for the roof replacement in January 2022, barring any major weather delays. The next phase of the project will include other work scope items for the overall revitalization project, such as recarpeting and repainting, electrical system improvements, construction of new restrooms to comply with current disabled access regulations, HVAC improvements, lighting system replacements, plumbing improvements, installation of fire safety improvements and various site improvements outside of the building, primarily aimed at accessibility. Staff is finalizing plans for that phase of the project and staff is working with Heritage Future and Arts OC, the planned tenants of the building, to review those work scope items.

Since the State recently informed the City that it has secured additional funding beyond the \$2.5 million for this project, the project can now include the additional work scope items. These may include site landscaping, technology upgrades, installation of security cameras and upgrades to accommodate the new tenants. Staff will present a separate agenda report outlining those additional scope items to City Council in the coming months.

Attachments:

- Attachment 1 – Project Budget Data Sheet
- Attachment 2 – Project Location Map
- Attachment 3 – Vincor, Construction, Inc. Proposal Dated October 18, 2021