



DATE: May 5, 2020

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Adopt a Resolution Awarding a Contract to The Garland Company for the Hayward Executive Airport – Executive Hangars 1 and 2 Roof Repair Project, Project No. 06826, in an Amount Not-to-Exceed \$450,000

RECOMMENDATION

That Council adopts a resolution (Attachment II) authorizing the City Manager to execute a contract to The Garland Company to in an amount not-to-exceed \$450,000 for roof repairs to executive hangar buildings 1 and 2.

SUMMARY

During August 2018, a consultant assessed the structural condition of the Airport's nineteen hangar buildings. The resultant summary, which was completed in April 2019, noted that two of the hangar buildings were in immediate need of roof repair. The two structures, which are executive hangar buildings 1 and 2, were found to have leaking roofs that led to rust and corrosion.

After summarizing the findings of the study to the Council Airport Committee (CAC) on September 19, 2019, a decision was made to prioritize executive hangars 1 and 2 for repair during FY 2020. In order to expedite the bidding process and obtain the best pricing on the required work, staff was able to utilize a publicly bid, pre-negotiated agreement through its membership with OMNIA Partners, which specializes in public sector cooperative purchasing opportunities. In order to take advantage of this agreement, staff is requesting that Council authorize the City Manager to execute a contract with The Garland Company in an amount not-to-exceed \$450,000 for this project.

BACKGROUND

Hayward Executive Airport has nineteen hangar buildings which consist of 206 individual hangars, 28 storage rooms, and 4 office spaces. The buildings were constructed between 1950 and 1988, all with a variety of repair needs. On February 1, 2018, the CAC reviewed information, provided comments, and recommended the selection of Kimley-Horn and Associates (Kimley-Horn) as the consultant for the hangar condition assessment (HCA). The

HCA report, which was completed and submitted by Kimley-Horn's subconsultant (Faithful+Gould) in April 2019 and presented to the CAC on September 19, 2019, evaluated nineteen hangar buildings in August 2018 to determine the structural condition, approximate cost, and priority of necessary repairs as well as remaining useful life. The HCA also summarized the condition of each hangar building and recommended repair strategies and timelines. With guidance from the assessment, airport staff prioritized two of the nineteen hangar buildings for roof repair.

DISCUSSION

The vendor selected for the roof repair is The Garland Company, which specializes in turnkey roofing and waterproofing solutions. Vendor selection and pricing is provided under the terms of OMNIA Partners (formerly known as US Communities), which was a publicly bid, pre-negotiated agreement that was awarded to The Garland Company (contract number PW1925 issued pursuant to Request for Proposals with the County of Racine, Wisconsin). The Garland Company, which is the primary contractor, will oversee the work of subcontractors who specialize in this type of work at airports. The process through OMNIA Partners involves the use of a cooperative contract. Cooperative contracts offer both hard cost savings through economies of scale as they are national contracts in addition to soft cost savings by reducing the duration of the process as the solicitation has been completed by another public agency. Since this is a competitive process through another public agency, the City is allowed to utilize this process in lieu of initiating its own bid process. OMNIA Partners is the largest cooperative purchasing organization for public sector procurement at both the state and local levels and is utilized by the City for numerous cooperative contracts, including CDW-G, Fastenal, Knoll, GOJO Industries, W.W. Grainger, and Georgia Pacific.

The Garland Company has completed numerous projects for other airports throughout Northern California, including:

- San Francisco International Airport
- Carmel-Monterey Airport
- Truckee-Tahoe Airport
- Chico Airport

The proposed project from The Garland Company consists of removing and repairing sections of the metal roof that are currently leaking. The entire roof will be washed and prepped to receive a polyurethane coating to ensure the roof is water resistant. In addition, Garland will provide a 10-year warranty on their work. Once completed, the proposed hangar roof repair project would protect the executive hangars from future water damage.

ECONOMIC IMPACT

No economic impact is associated with this item.

FISCAL IMPACT

The Garland Company has provided the City with a roofing material and service proposal in an amount not-to-exceed \$450,000 including taxes, bonds, and permits. This project is fully funded in the Airport's FY 2020 Capital Improvement Fund under project 06828, T-Hangar Improvements.

STRATEGIC ROADMAP

This agenda item supports the Strategic Priority of Improve Infrastructure. Specifically, this item relates to the implementation of the following project:

Project 11d: Designing and Construct Capital Improvement Project to Airport Hangars.

SUSTAINABILITY FEATURES

The Airport is committed to developing projects that are environmentally responsible. Therefore, staff will ensure than the work scope proposed by the contractor incorporates features that are in line with the City's sustainability guidelines.

PUBLIC CONTACT

As noted earlier, the hangar condition assessment was discussed with the CAC during its meetings held on February 1, 2018 and September 19, 2019, as well as with the tenants on August 27, 2018.

NEXT STEPS

If the Council approves this recommendation, the City Manager will execute the contract with The Garland Company for the roof repair of Executive Hangar Building 1 and 2. It is expected that the project will be completed by the end of 2020.

Prepared by: Doug McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager