



DATE: June 7, 2022

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 – Hangars F, G, H, and I Roof Repair Project, Project No. 06826, in an Amount Not-to-Exceed \$600,000

RECOMMENDATION

That the Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a contract, in a form approved by the City Attorney, with The Garland Company, in an amount not-to-exceed \$600,000 for roof repairs to hangar buildings F, G, H, and I.

SUMMARY

This hangar repair project is part of the Hayward Executive Airport’s (Airport) commitment to provide facilities for tenants that are serviceable and in a good state of repair.

During August 2018, a consultant assessed the structural condition of the Airport’s nineteen hangar buildings. The study noted the improvements needed for each structure. The first phase of the project addressed executive hangar buildings 1 and 2, which were found to have roof issues that led to rust and corrosion. The second phase in the series addressed hangar buildings B, C, D, and E roof repairs at a total cost of \$480,404.

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.

The third phase of this project will address roof repairs to hangar buildings F, G, H, and I. In order to take advantage of the City’s partnership with OMNIA Partners, staff is requesting that Council grant approval to authorize the City Manager to execute a contract with The Garland Company in an amount not-to-exceed \$600,000.

Council Airport Committee Review

The second phase was approved by Council on September 21, 2021¹ and, once completed, presented as a project update to the CAC on April 28, 2022². It was noted as part of this item that that the next phase would include roof repairs to hangars F, G, H, and I.

BACKGROUND

The Airport has nineteen hangar buildings, which consist of 206 individual hangars, twenty-eight storage rooms, and four office spaces. The buildings were constructed between 1950 and 1988 and all have 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 a 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 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 initially prioritized two of the nineteen hangar buildings, which were executive hangar buildings 1 and 2, for roof repair during calendar year 2020. This project was completed by the end of December 2020. During 2021, Airport staff commenced phase II of the project, and prioritized hangar buildings B, C, D, and E as the next group of buildings to be repaired. This work was completed on April 8, 2022.

Airport staff are now moving onto phase III of the project, and have prioritized hangar buildings F, G, H, and I for the next group of buildings to be repaired. This hangar repair project is part of the Airport's commitment to provide facilities for tenants that are serviceable and in a good state of 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. 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. This process 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; and Chico Airport.

The repairs by The Garland Company consist of removing and repairing sections of the metal roof that are currently leaking. The entire roof is washed and prepped to receive a

¹ <https://hayward.legistar.com/LegislationDetail.aspx?ID=5142635&GUID=D8D1B005-7514-4792-B154-674A31A6326B&Options=&Search=>

² <https://hayward.legistar.com/LegislationDetail.aspx?ID=5567172&GUID=CF533FC5-D55D-4C0D-9F05-FB52C44C1F40&Options=&Search=>

polyurethane coating to ensure the roof is water resistant. Garland provides a ten-year warranty on their work. Once completed, the proposed hangar roof repair project protects hangar buildings F, G, H, and I 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 \$600,000, including taxes, bonds, and permits. The amount budgeted for this project and other associated improvements throughout the year in the Ten-Year Capital Improvement Program for FY23 is \$650,000. As such, sufficient funds are currently programmed to cover the total project expense. There will be no impact to the General Fund.

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

The project scope and consultant were approved by the CAC on February 1, 2018. As the project scope was approved, the overview of the final assessment was introduced as an informational item/project update on September 19, 2019 with staff to determine which projects should be prioritized first. It was understood, per Purchasing guidelines, that any resulting projects from this assessment were to be approved by Council, with the first such project to repair the roof on Executive Hangars 1 and 2 authorized on May 5, 2020, and the second phase of the project was approved by Council on September 21, 2021.

NEXT STEPS

If the Council approves, the City Manager will execute the contract with The Garland Company for the roof repair of hangar buildings F, G, H, and I. It is expected that the project will be completed by the end of calendar year 2022.

Prepared by: Doug McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in black ink, appearing to read "Kelly McAdoo". The signature is written in a cursive style with a large initial "K" and a long, sweeping underline.

Kelly McAdoo, City Manager