



DATE: September 21, 2021

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 B, C, D, and E Roof Repair Project, Project No. 06826, in an Amount Not-to-Exceed \$500,000 and Appropriating Funds

RECOMMENDATION

That the Council adopts a resolution (Attachment II) authorizing the City Manager to negotiate and execute a contract with The Garland Company for the Hayward Executive Airport – Hangars B, C, D, and E Roof Repair Project, Project No. 06826 in an amount not-to-exceed \$500,000, and appropriating funds from the Airport Capital Fund for use in the Project.

SUMMARY

During August 2018, a consultant assessed the structural condition of the Airport's nineteen hangar buildings. The resultant summary, which noted the degree and level of improvements needed for the hangar buildings, led to implementation and completion of the first phase of the multi-year project by the end of 2020. This first project repaired executive hangar buildings 1 and 2, which were found to have leaking roofs that led to rust and corrosion.

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.

Airport staff are now entering the second phase of this project, which will repair hangar buildings B, C, D, and E for similar repairs. 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 \$500,000. In order to complete the project, an appropriation of \$500,000 will be required from the Airport Capital Fund, of which there is sufficient balance to cover the increase.

Council Airport Committee Review

The Council Airport Committee (CAC) reviewed and approved the scope of the project and consultant for the assessment on February 1, 2018. On August 27, 2018, the project was

discussed with the tenants prior to the start of the assessment. On September 19, 2019, due to prior approval of the project scope, the results of the assessment and plan for future repairs was discussed with the CAC as an informational item, with the first project related to the assessment approved by Council on May 5, 2020.

BACKGROUND

The Hayward Executive 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, 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 initially prioritized two of the nineteen hangar buildings, which were executive hangar buildings 1 and 2, for roof repair during 2020. This project was completed by the end of December 2020.

Airport staff are now moving onto phase II of the project, and have prioritized hangar buildings B, C, D, and E for the next group of buildings to be repaired.

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 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, The Garland Company will provide a ten-year warranty on their work. Once completed, the proposed hangar roof repair project would protect hangar buildings B, C, D, and E 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 \$500,000, 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 FY22 is \$100,000. As such, staff is requesting an additional \$500,000 be appropriated from the Airport Capital Fund balance to cover the increased project cost, for a total appropriation of \$600,000. Sufficient funds are available in the fund balance. 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 that 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 meeting held on February 1, 2018, whereby they reviewed and approved the project scope and consultant for the assessment. A follow-up meeting was held with the tenants on August 27, 2018 to provide details of the assessment process and answer questions. On September 19, 2019, due to prior approval of the project scope, the CAC reviewed the results of the assessment, as well as the plan for hangar repairs as an informational item, with the first project from this assessment approved by Council on May 5, 2020.

NEXT STEPS

If the Council approves this recommendation, the City Manager will execute the contract with The Garland Company for the roof repair of hangar buildings B, C, D, and E. It is expected that the project will be completed by the end of 2021.

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 'K. McAdoo', written in a cursive style.

Kelly McAdoo, City Manager