



CITY OF

NEWPORT BEACH

City Council Staff Report

October 28, 2025
Agenda Item No. 13

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Fiscal Year 2025-26 Facilities Roofing Project – Award of Contract
No. 9860-1 to AME Builders, Inc. (26F02)

ABSTRACT:

The City of Newport Beach received construction bids for the Fiscal Year 2025-26 Facilities Roofing Project as part of the Facilities Maintenance Master Plan (FMMP). Staff requests City Council approval to award the construction contract to AME Builders, Inc. dba AME Roofing of Upland. The project includes the removal and disposal of existing roof systems and the installation of new built-up roofing systems at the Mariners Library and Fire Station No. 7.

RECOMMENDATIONS:

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(d), Class 1 (restoration or rehabilitation of deteriorated facilities involving negligible or no expansion of existing use) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Award Contract No. 9860-1 to AME Builders, Inc. dba AME Roofing for the total bid price of \$423,400 for the Fiscal Year 2025-26 Facilities Roofing Project, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish a contingency of \$42,340 (10% of the total bid) to cover the cost of unforeseen work not included in the original contract.

DISCUSSION:

As part of the FMMP, City buildings are periodically inspected for maintenance and repair issues. Staff prioritizes the various capital maintenance needs of the facilities with an emphasis on scopes that will keep them in service. Staff has identified the existing roof systems at Mariners Library and Fire Station No. 7 as needing replacement. These roof systems are nearing 20 years old and are experiencing deterioration due to their age.

At 1 p.m. on September 25, 2025, the City Clerk opened and read the following bids for this Project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	AME Builders, Inc. dba AME Roofing	\$423,400
2 nd	Letner Roofing	\$431,000
3 rd	Chapman Coast Roof Co., Inc.	\$442,368
4 th	AOS Inc., dba Superior Roofing	\$460,010
5 th	Bishop, Inc.	\$515,948
6 th	Southland Roofing, Inc.	\$666,000
7 th	Rite-Way Roof Corporation	\$691,000
8 th	Best Contracting Services, Inc.	\$720,830
9 th	C.I. Services, Inc.	\$824,000

The City received nine bids for this project. Staff recommends awarding to the lowest bidder, AME Builders, Inc. dba AME Roofing, which is registered with the Department of Industrial Relations and possesses a California State Contractor's License Classification "C-39", as required by the project specifications. A review of references for AME Builders, Inc. dba AME Roofing shows satisfactory completion of similar contracts for several school districts and public agencies, including the Newport-Mesa Unified School District, Los Alamitos School District, Montebello Unified School District, and the City of Redlands.

AME Builders, Inc.'s total bid amount was approximately 42% under the engineer's estimate of \$727,000. The difference between the low bid and the engineer's estimate was primarily due to the lower than anticipated cost to remove the existing roof system and install a new roof system at Mariners Library and a more competitive bid environment.

Pursuant to the contract specifications, the contractor will have 80 consecutive working days to complete the project. Work is scheduled to begin in the fourth quarter of 2025 or first quarter of 2026.

The project plans and specifications will be available for review at the October 28, 2025, City Council meeting or upon request.

FISCAL IMPACT:

The adopted Capital Improvement Program budget includes sufficient funding for the award of this contract. The project will be expensed to the FMMP.

The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
FMMP	57101-980000-26F02	\$	465,740

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Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>		<u>Amount</u>
Contractor	Construction Contract	\$	423,400
Contractor	Construction Contingency	\$	42,340
	Total:	\$	465,740

The FMMP includes a comprehensive condition assessment of all City facilities and prioritizes capital repairs and/or major maintenance based on a variety of factors including current condition and age of facilities. This program funds a variety of capital repair and maintenance projects in an effort to keep City facilities in good condition and is funded by the General Fund.

Staff recommends establishing \$42,340 (10% of the total bid) for contingency purposes and unforeseen conditions associated with construction.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(d), Class 1 (restoration or rehabilitation of deteriorated facilities involving negligible or no expansion of existing use) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because this project has no potential to have a significant effect on the environment.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Location Map