City Council Meeting
04-27-26
Item 1.B.6.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Travis Hart, Interim Assistant Public Works Director

Reviewed by: Tatiana, Interim Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 23, 2026 Meeting date: April 27, 2026

Subject: Acceptance of Malibu Coast Animal Hospital Roof Repair Project

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RECOMMENDED ACTION: 1) Accept the work performed by Felson Group, Inc. for the Malibu Coast Animal Hospital Roof Repair Project, Specification 2114 as complete; and 2) Authorize the Public Works Director to submit for recordation a Notice of Completion.

FISCAL IMPACT: There is no fiscal impact with accepting the work complete. Funding for this agreement is included in the Adopted Budget for FY 2025-26 in Account No. 500-7008-7300 (Legacy Park Improvements).

Project Funding		**Project Actual Costs**	
Design	$0	Design	$0
Construction	$175,000	Construction	$103,116
Total Funding	**$175,000**	**Total Actual Costs**	**$103,116**

Project Savings $71,884

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: The Malibu Coast Animal Hospital Roof Repair Project consisted of the rehabilitation of the existing roof system at the City-owned Malibu Coast Animal Hospital building. The project included the installation of a new Thermoplastic Polyolefin (TPO) roofing membrane over the existing roof structure to address deterioration, improve waterproofing, and extend the useful service life of the facility.

This project was funded through the Legacy Park Improvements account. The Malibu Coast Animal Hospital is one of three commercial tenant buildings that generate revenue for the City, which supports debt service and ongoing site costs, including maintenance, insurance, and property management. As such, roof rehabilitation was a necessary capital improvement to preserve a revenue-generating City asset.

The project was publicly advertised on September 25, 2025, and seven (7) bids were received on October 16, 2025. Felsen Group, Inc. was identified as the lowest responsive and responsible bidder, and the City Council awarded the construction contract in the amount of $84,176 on November 10, 2025.

Construction commenced on March 4, 2026, following weather-related delays. During construction, previously concealed deterioration was discovered and further exacerbated by seasonal rainfall, resulting in additional areas requiring repair. To ensure a fully watertight roofing system and maintain the manufacturer's 20-year warranty, additional materials and labor were necessary beyond the original scope of work. A change order for $18,940 was issued to address these conditions. The total construction cost was increased to $103,116 which is below the project funding.

The work has now been completed in accordance with the project plans and specifications, resulting in a restored and improved roofing system that enhances the durability and long-term performance of the facility.

The work is now complete. Staff recommends the City Council accept the work performed by Felson Group, Inc. and authorize the Public Works Director to submit for recordation a Notice of Completion for the project.

STAFF FOLLOW-UP: Upon acceptance by the City Council of the work associated with this contract, staff will record the Notice of Completion with the Los Angeles County Registrar/Recorder's Office which will allow the City to then release the retention monies following a required 35-day holding period.

ATTACHMENTS: None.