



Legislation Text

File #: 18-1096, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Cooperative Procurement 19-017, Municipal Center Roof Replacement Phase Two, to Garland/DBS Inc. for an amount not to exceed \$262,626 plus a 5% contingency

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

On January 27, 2017, the City Manager awarded Contract 17-035 to Tremco Weatherproofing Technology Inc. (Tremco) to conduct roof inspections at 57 municipal facilities for the Department of Public Works - Public Buildings Operations (DPW-PBO). Tremco completed the assessment and provided DPW with a report that enabled staff to develop an aggressive maintenance plan to extend the life of the roofs in acceptable conditions and replace roofs nearing critical condition.

The assessment confirmed that the three sections of the Municipal Center roof, (totaling 32,000 sq. ft.) needed replacement. The roof was originally constructed in 1991 with a life expectancy of 20 to 25 years. As part of MB176, Municipal Facilities Roof Replacement, DPW-PBO will replace the three sections of the Municipal Center between 2018 and 2020. In 2018, the easternmost section was completed in advance of the installation of the solar panels on the Municipal Center roof.

DISCUSSION:

Phase Two of the Municipal Center roof replacement project will replace the westernmost section of the roof. This project includes removal and replacement of the existing membrane, insulation, and flashing.

The roof replacement services are available on the US Communities Government Cooperative, through the Garland Company, Contract #14-5903. The final phase of the roof replacement will be completed in 2020 and is not part of this award.

FISCAL IMPACT:

CIP #: MB176 - Municipal Center Roof Replacement

The cost to replace the municipal center roof is expensed to the building improvements account below. This work is related to MB176, Municipal Facilities Roof Replacement, for which \$725,000 has been budgeted in 2019 for this item plus Fire stations #4 and #7 and the atrium repair at the

Water Departments North Operations Center. The requested award of \$262,626 plus a 5% contingency is within the budgeted amount for this expense

Account Number	Fund Description	Total Budget Amount
31342200-551500	Capital Projects Fund	\$1,615,000

Per Council directive, contingency on construction projects is set a 3% on projects over \$500,000 and 5% on projects under \$500,000.