



Legislation Text

File #: 20-051, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Cooperative Procurement 20-026, Municipal Center Roof Replacement Phase Three, to Garland/DBS Inc. for an amount not to exceed \$395,925, 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 Building 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 facility 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 20-30 years. As part of MB176, Municipal Facilities Roof Replacement, DPW-PBO replaced the eastern and western most sections of the roof in 2018 and 2019, respectively.

DISCUSSION:

Phase Three of the Municipal Center roof replacement project will replace the center sections of roof. This project includes the removal and replacement of the existing pavers, membrane, insulation and flashing. This is the final phase of roof replacement at this location.

Staff has identified an approved cooperative contract, Omnia Partners Contract #14-5903 through Garland Company, for the procurement of the roof replacement services.

FISCAL IMPACT:

CIP #: MB176

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 \$1,120,000 has been budgeted in 2020. The requested award of \$395,925 plus a 5% contingency exceeds the anticipated budgeted amount for the Municipal Center roof replacement portion of this CIP due to the multiple levels and the need for specialized equipment to access the site. The requested award will

be accommodated through underspend in DPW Stormwater projects.

Account Number	Fund Description	Total Budget Amount
31342200-551500	Capital Projects Fund	\$895,000

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

A breakdown of the three roof replacements recommended awards versus budget is provided below:

Procurement Number	Building	Requested Award
20-057	Police Department Phase I	243,204
20-053	Fire Stations 2 & 5	280,452
20-026	Municipal Center Phase III	395,925
	Total	919,581
	Budget	895,000
	Difference	(24,581)