



Legislation Details (With Text)

File #:	16-371	Version:	1	Name:	AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH HIGHLAND COMMERCIAL ROOFING, LLC, AND APPROVE THE EXPENDITURE OF FUNDS FOR THE EMERGENCY REPAIR OF THE BANK OF AMERICA PLAZA BUILDING ROOF
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On agenda:	8/9/2016	Final action:	8/9/2016		
Title:	AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH HIGHLAND COMMERCIAL ROOFING, LLC, AND APPROVE THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR THE EMERGENCY REPAIR OF THE BANK OF AMERICA PLAZA BUILDING ROOF Staff Contact: Jack Friedline, Director, Public Works				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Construction Agreement

Date	Ver.	Action By	Action	Result
8/9/2016	1	City Council	approved	Pass

AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH HIGHLAND COMMERCIAL ROOFING, LLC, AND APPROVE THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR THE EMERGENCY REPAIR OF THE BANK OF AMERICA PLAZA BUILDING ROOF

Staff Contact: Jack Friedline, Director, Public Works

Purpose and Policy Guidance

This is a request for City Council to authorize the City Manager to enter into a Construction Agreement with Highland Commercial Roofing, LLC for the emergency repair of the roof at the Bank of America Plaza building and approve the ratification of expenditure of funds for an amount not to exceed \$82,579.

Background

The existing roof of the Bank of America Plaza has reached the end of its useful life expectancy and needs to be re-roofed. In May, it was discovered that the roof drain was leaking and caused the metal decking and beam to rust under the roof top cooling tower chiller unit. There was severe surface cracking throughout the roof and the roof membrane was failing rapidly. Roof leakage has been a nuisance to the third floor tenant, when the existing cooling tower overflows or bad weather occurs.

Analysis

The city's property manager for the building, MODE Real Estate Management, LLC, (MODE) contacted three contractors to make a complete detailed inspection of the existing roofing system and to provide

recommendations for repair and/or replacement. MODE and city staff reviewed the recommendations and after careful consideration of the site-specific conditions, determined that the existing roof should be replaced and the damage repaired immediately. In addition to structural deterioration, the leaking roof resulted in damage to ceiling tiles and carpeting in newly remodeled office spaces. The re-roofing is projected to have a 15 year life expectancy.

On May 25, 2016, staff received City Manager approval of an emergency purchase in order to complete the work immediately before further damage was done. The work was completed on June 22, 2016. This action will authorize the City Manager to enter into a Construction Agreement with Highland Commercial Roofing, LLC and ratify the expenditure of funds.

Community Benefit/Public Involvement

The replacement of this roof will result in future maintenance savings to the city.

Budget and Financial Impacts

Funding was available in the Public Works FY2015-16 Operating budget. Expenditures with Highland Commercial Roofing, LLC, are not to exceed \$82,579.

Cost	Fund-Department-Account
\$82,579	1000-13710-518200, B of A Bank Building

Capital Expense? No

Budgeted? Yes

Requesting Budget or Appropriation Transfer? No

If yes, where will the transfer be taken from?