City of Joplin City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: MAY 1, 2017

ITEM: COUNCIL BILL NO. 2017-450

ORIGINATING DEPARTMENT: HEALTH DEPARTMENT
ATTACHMENT: CONTRACT FOR ROOFING SERVICES; BID PACKAGE 2017-RFP-05 FOR FLUID APPLIED ROOF SYSTEM; BID SUMMARY; COUNCIL BILL

Health Director: Dan Pekarek
Finance Director: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill approves an agreement for roofing services with Stiles Roofing for a fluid applied roof membrane project at the city health department.

DISCUSSION:
The city health department building was occupied in 2006 as part of the larger city hall and justice center renovation projects. As part of this effort, an existing city building was renovated and an addition was added to provide space for the department. At the time, funds were not available to renovate the roof of the existing structure so this was completed approximately two years later. Recently, upon inspection of the roof there have been instances where the roof has been shown to be degrading and small repairs have been made. With the advice of city maintenance staff funds ($49,000) were budgeted in the current budget to renovate the existing roof through the application of a fluid membrane system. The intent would be to extend the life and warranty of the roof.

In March, city facility maintenance and health department staff met to draft the Request For Proposal (RFP) to be used for obtaining bids for the project. It was noted that portions of the roof still had some limited warranty remaining with Tremco Inc. so to maintain and extend that warranty the Tremco product line was reviewed for possible options for a fluid membrane roof system. Additionally, portions of the roof had deteriorated to the level that an exam of the roof was necessary to determine if any areas needed to be replaced. An infrared scan of the roof was completed to identify deficient sections. Three areas from the original 2006 roof project were identified for replacement.

Three Tremco Inc. membrane roof options were found to be available that can repair the roof and extend the warranty in 12, 15 or 20 year increments. It was decided to utilize the AlphaGuard MT (20-year warranty) product as it is fully reinforced and to obtain the highest level of warranty. Further, there was a special pricing temporarily available that made the price comparable to the middle product line. On March 31,

2017 a Request For Proposal (RFP) For a Fluid Applied Roof System was advertised requesting responses from qualified vendors for the project. Responses were received from 4 firms. The responses were reviewed by city facility maintenance and health department staff. Stiles Roofing Inc. was the lowest and best bid submitted with a total roof bid of $115,118. With this bid, a shortfall of $67,417.34 is present from the amount remaining in the budget for this project. If approved, the budget shortfall will be funded through the current budget from the savings on the new health department parking garage facility. Therefore, no budget amendment will be required.

RECOMMENDATION:

In order to take advantage of the current pricing of the Alphaguard MT product as well as receiving the best warranty option of 20 years, staff recommends moving forward with the bid from Stiles Roofing, Inc. Staff recommends approval on an emergency basis.