City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: October 1, 2018
Council Bill No. 2018-147

Item: Construction Agreement with Guarantee Roofing Inc., for Construction Services Associated with the Repair and Restoration of the Roof at City Hall.

Originating Department: Public Works – Operations

Attachments: 1) Council Bill No. 2018-147
2) Construction Agreement
3) Copy of City of Joplin Procurement, Manual Local Bid Preference
4) Bid Tab

Department Head:	David Hertzberg
Finance Department:	Leslie Haase
City Attorney:	Peter C. Edwards
City Manager:	Samuel L. Anselm

Recommended Action: Approval of a Construction Agreement with Guarantee Roofing Inc., in the not to exceed amount of $171,200.00 for repair and restoration of the roof at City Hall.

Background: The City of Joplin (COJ) purchased the Newman Building in 2003. In 2004, the main part of the roof was torn off to allow for the installation of a cross beam and replaced with a 15-year modified roof during the remodel. No work was done to the rubber membrane on the canopy roofs along Main Street and 6th Street after the COJ purchased the building. This was also the case for the upper 2 penthouse roofs. The canopy and penthouse roofs were originally renovated in 1996 when Hook-up Trucking occupied the building. The Council approved the Fiscal Year (FY) 2017-2018 budget of $125,000 to provide for roof renovations here at city hall.

Discussion: In accordance with the COJ procurement policy, the city advertised for bids to renovate the City Hall Roofs. Prices came in above the Engineer estimate of $125,000.00. Guarantee Roofing Inc., was the not the low bidder. Their Bid was $171,200.00 and Kirberg Roofing bid was 167,040.00. Guarantee Roofing Inc., is being awarded the bid through the local vendor preference, in accordance with the City of Joplin procurement manual based on the business being located within 25 miles of city hall. The wet areas of the roof will be restored and

covered by the 2-part elastomeric coating which will result in a water tight roof membrane. This work will give the COJ a 20-year warranty which can be renewed at the end of the 20 years by applying a second layer of top-coat. This will provide the COJ with an additional 20 years of warranty service. COJ staff is requesting an appropriations adjustment to the FY 2017-2018 budget to fix the entire roof while Guarantee Roofing Inc., is mobilized. The bid selected is within industry standards.

Recommendation: City staff recommends approval of a construction agreement with Guarantee Roofing Inc., for the not to exceed amount of $171,200.00 for construction services associated with Repair and Restoration of the City Hall and be approved on an emergency basis per Section 2.12 (6) of the Joplin City Charter and requiring an appropriations adjustment to the FY 2017-2018 budget.