



City Council Report

Date: May 21, 2012
To: City Council
Through: Kari Kent, Deputy City Manager
From: Elizabeth Huning, City Engineer
Rob Kidder, Assistant City Engineer

Subject: Roofing Repairs at Various City Buildings
City Project 11-906-001
Districts 3 and 4

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to provide information to the Council on the bids received for the Roof Repairs at Various City Buildings (refer to Exhibit "A" for project locations). It is recommended that Council award this project to the lowest bidder, Progressive Services, Inc. (DBA Progressive Roofing) for a total award amount of \$456,830.00.

Background

The Facilities Maintenance Department has implemented a maintenance program for all City buildings to monitor their roof condition on an annual basis, to make repairs as needed, and to extend existing warranties. Under this program, the following buildings were identified as needing either a new sprayed on seal coat or foam roof over the existing roofs in order to ensure that the buildings remain weather tight. These buildings are listed herein:

1. Old Court Building: 245 N. Morris,
2. City Council Chambers: 57 E. 1st Street,
3. Fleet West: 310 E. 6th Street,
4. Police Metro Resources: 255 W. Juanita,
5. Police Central: 130 N Robson,
6. Dobson Police and Fire: 2505 S Dobson Road,
7. Parks Administration Annex: 4125 E. McKellips Road,

Discussion

Installation of these spray-on seal coatings and new foam roofs will provide better thermal efficiency, a permanent waterproofing protection, lower energy costs, and lower maintenance costs. Included with the cost of repairs is a ten (10) year warranty

extension provided by the manufacturer. This project is scheduled to begin in August and will take sixty (60) calendar days to complete.

No significant impacts are anticipated to building patrons and no building closures are needed during construction.

Alternatives

One alternative is to not install the foam roof and seal coatings to the buildings roofs. This is not recommended as this may result in a more costly, total roof replacement in the future, continued higher energy costs and will increase maintenance costs due to roof leaks.

Fiscal Impact

The total award amount is \$456,830.00 comprised of the lowest bid of \$415,300.00 plus \$41,530.00 (10% allowance for change orders). Funding for this project is from the FY 11/12 Facilities Maintenance operating budget.

Coordinated With

The Facilities Maintenance Department concurs with this recommendation.

CITY OF MESA

MESA, ARIZONA

ROOFING IMPROVEMENTS AT VARIOUS CITY BUILDINGS

PROJECT NO. 11-906-001

Tabulation of Bids Received, Thursday, April 19, 2012 at 1:00 P.M.

ENGINEER'S ESTIMATE	\$ 482,600.00
1. Progressive Services Inc. DBA Progressive Roofing	\$ 415,300.00
2. Foam Experts Roofing Inc.	\$ 458,317.00
3. Tecta American Arizona LLC	\$ 504,058.00
4. Sprayfoam Southwest Inc.	\$ 510,650.00
5. Brazos Urethane Inc.	Did not read, did not acknowledge addendum
6. Capstone Roofing LLC	Did not read, did not acknowledge addendum
7. Centimark Corporation	Bid rejected, invalid bid bond provided