



MEMORANDUM

To: Mayor and City Council

From: Steve Shore, Facility Manager
Michael Garza, P.E., Director of Public Works

Date: September 9, 2025

Reference: Consider approval of awarding a contract to Next Gen Construction; for the replacement of the low slope roof section and the recoating of the metal roof of the Coppell Public Library; utilizing TIPS #23010402; in the amount of \$739,892.00; as budgeted in the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

2040: Sustainable City Government

Introduction:

This agenda item is being presented to consider approval of awarding replacement of the low slope (flat roof) and the recoating of the metal roof section of the Coppell Public Library; by Next Gen Construction; utilizing TIPS #23010402; in the amount of \$739,892.00; as budgeted in the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

Background:

The Cozby Library underwent a full remodel in 2016, including installation of a new roof. Minor leaks were observed during the first two years following completion. By 2018, staff efforts to engage the original roofing installer were unsuccessful. Staff then contacted the roofing material manufacturer, who advised that the leaks were not related to material defects and should be addressed through the installer. With the installer no longer operating in Texas, the city sought assistance from other contractors for repairs.

Facilities staff later contracted with Garland Company to act as the City's Roof Asset Manager. Their evaluations identified the following roof conditions:

- Drainage concerns above the conference room, skylights, metal terminations, gutters, curbs, walkway pads, and other areas have contributed to roof and interior issues since 2019.
- Certain metal roof details at the transition to the low-slope roof were found to trap moisture, and termination bars were missing in some locations, allowing water infiltration.
- Inspections revealed incomplete welds in TPO seams, some of which failed under seasonal temperature changes.

- Additional issues were noted with flashings, seam performance, and metal roof panels, along with long-term leakage at window terminations.

To mitigate seam issues, a reinforcing product was applied, which reduced several of the leaks. In 2025, the roofing manufacturer inspected the site and advised that warranty coverage was void due to the application of coatings over the seams. The manufacturer provided information on how warranty coverage might be reinstated; however, the warranty is limited to material defects and excludes issues related to installation or details such as skylights, curbs, or vertical surfaces.

Despite repair efforts, leaks have continued and increased in frequency and severity. Several independent contractors have reviewed the roof in recent years, and all recommended a full replacement to resolve the ongoing issues.

In July 2025, the City retained Drytec, an independent moisture protection technology consultant, to provide a condition assessment and recommendation. Their report also advised full replacement of the roof system.

The TPO roof will be replaced with a 30-year modified bitumen roof with a no dollar limit warranty from the material manufacture, the Garland Company, for the full 30 years. The general contractor will supply a five-year workmanship warranty and one year of maintenance of the roof including drain cleaning and leaf removal.

Staff received pricing from 3 different vendors and utilizing the cooperative purchase contract with NextGen is the best value. NextGen has done several roof repairs and replacement for us with great success.

Benefit to the Community:

Replacing this specific section of roof ensures the building remains safe, functional and accessible for community use.

Legal Review:

The Procurement Division has reviewed the documents and determined that this is an appropriate method of contracting with this vendor through cooperative procurement.

Fiscal Impact:

The fiscal impact of the installation is \$739,892.00, as budgeted in the Facilities Infrastructure Maintenance Fund, assigned fund balance.

Recommendation:

The Public Works Department recommends the approval of this contract.