



MEMORANDUM

To: Mayor and City Council

From: Steve Shore, Facilities Manger
Kent Collins, P.E., Director of Public Works

Date: March 8, 2022

Reference: Replacement of Justice Center Roof

2040: Pillar 0: Sustainable City Government
Goal 3: Well-maintained City Infrastructure

General Information:

- The Justice Center, constructed in 1996, is a City-owned facility located at 130 Town Center Blvd.
- The portion of the roof over the Police Department side of the building needs replacement.
- The work will be performed in the area above the Police Department and the Court Room of the Justice Center. The roof over the Courts office area was previously replaced in 2017 and is not a part of this work.
- Public Works Department is recommending the replacement of the roof this fiscal year, as budgeted, in the amount of \$323,800.00.

Introduction:

This agenda item is being presented to consider approval of awarding a contract with Next Gen Construction, a member of TIPS Purchasing Co-Op, TIPS number 200201, quote #0130-01, for the replacement of the Justice Center roof located at 130 Town Center Blvd., in the amount of \$323,800.00; as budgeted in IMF and authorizing the City Manager to sign any necessary documents.

Analysis: The Justice Center is a City-owned facility at 130 Town Center Blvd. that was constructed in 1996 and the roof is original to the facility, so is almost 30 years old. The primary issues with the current roof as noted by inspection are:

- The restoration roof coating system installation used in some areas has failed
- Current conditions have allowed moisture to be trapped in the roof system
- Previous repairs have proven deficient to long-term performance
- UV degradation
- Restricted drainage
- Exposed membrane in multiple locations

Conclusion:

Based on physical roof discoveries, the proper course of action is to perform a complete replacement of roof.

The work will be performed during normal hours and performed such to minimize the disruption to City staff working at the site. The roof replacement will take approximately one month to complete with the intention of performing the work during the months of March and April to take advantage of lower rainfall and mild temperatures. The objective is to have the work completed before the May/June rainy season begins. This project will not conflict with the use of the Justice Center which will remain open while the work is performed. All precautions will be in place to ensure the safety of City staff and the public during the performance of the project. The replacement roof will be a 30-year roof.

Legal Review:

The work is being performed by Next Gen Construction. The Garland Company, which currently holds the City of Coppel's Roof Asset Management Contract, has solicited three (3) quotes from qualified contractors on behalf of the City of Coppel. Their contract has been reviewed by the City Attorney and the Purchasing Division.

Fiscal Impact:

The fiscal impact of the agenda item is a total of \$323,800.00 as budgeted in the Infrastructure Maintenance Fund.

Recommendation:

The Public Works Department recommends approval of this item.