



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 of the Coppell Senior Center; utilizing TIPS #23010402; in the amount of \$270,000.00; as budgeted in Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

2040: Enhance the Unique 'Community Oasis' Experience

Introduction:

This agenda item is being presented to consider approval of awarding the funding for the replacement of the low slope (flat roof) section of the Coppell Senior Center by Next Gen Construction, utilizing TIPS #23040102; in the amount of \$270,000.00; as budgeted in the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

Background:

The Coppell Senior Center was constructed in 2010, with the low-slope roof installed as a single-ply TPO system. The typical life expectancy for this type of roof is approximately 15 years, and it has now reached the end of its useful service life. Over time, the roof has experienced drainage challenges that have contributed to ponding water, resulting in wear, leaks, and related damage to sections of trim and facing. These issues have increased in frequency with recent storms.

The proposed project will replace the existing TPO roof with a 30-year modified bitumen roof, backed by a manufacturer's 30-year no-dollar-limit warranty. Installers quote says 20-year warranty which is standard for this size and style of roof. The Garland Company, which is the manufacture of the roofing material, extends this out for the City of Coppell to a full 30 years. The work will include installation of tapered insulation to ensure proper drainage and eliminate ponding, along with replacement of any damaged structural or cosmetic wood, all included within the quoted amount.

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 \$270,000.00, as budgeted in the Facilities Infrastructure Maintenance Fund, assigned fund balance.

Recommendation:

The Public Works Department recommends the approval of this contract.