



MEMORANDUM

To: Mayor and City Council

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

Date: April 13, 2021

Reference: Gymnasium Roof Re-Cover.

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

General Information:

- 234 Parkway Blvd. was constructed in 1991.
- The Gymnasium roof is original construction and has had numerous and continuous leaks over the years which have been patched and repaired multiple times.
- The roof was scheduled and budgeted for replacement fiscal year 2020/2021.
- A destructive test investigation including a moisture scan was performed to determine roof condition and best course of action.
- Public Works Department is recommending the complete removal and replacement of the roof surface for the city-owned facility at 234 Parkway Blvd. this fiscal year as budgeted in the amount of \$177,954.00

Introduction:

This agenda item is being presented to consider approval of a contract with the City's contracted roofer, The Garland Company, a member of OMNIA Partners quote 25-TX-201077, for the re-cover of the Gymnasium roof located at 234 Parkway Boulevard, in the amount of \$177,954.00; as budgeted in IMF; and authorizing the City Manager to sign any necessary documents.

Analysis:

The city-owned facility at 234 Parkway was constructed in 1991 and the Gymnasium roof is original to the facility. The roof is an asphalt "built up" roof with a gravel cover. The roof has been patched and repaired over the years, but leaks continue. Staff recently commissioned a destructive roof

analysis and moisture scan to identify the root causes. The primary issues with the current roof as noted by the destruction test and moisture scan are:

- Levels of moisture trapped in roof assembly.
- Gravel on roof has hidden issues making repairs difficult.
- The surface of the roof is very weathered and shows signs of “alligatoring”.
- Heating and cooling over the course of its lifespan has caused the material to become brittle.

Conclusion:

Based on physical roof discoveries, destructive investigation, moisture scan, IBC 218, ASCE 7-10 ASTM and all applicable codes, the recommendation is to:

- Remove the surface material of the roof.
- Remove and replace any insulation damaged by moisture.
- Remove and replace all drain and pitch pans.
- Install a vapor barrier and a mineral based cap sheet according to manufacturer’s recommendation.

The work will be performed during normal hours and performed such to minimize the disruption to city staff and patrons. The roof replacement will take approximately one month to complete. This will not conflict with the use of the Gymnasium which will remain open while the work is performed.

Legal Review:

The work is being performed through Garland/DBS who currently hold the City of Coppel’s Roof Asset Management contract and has solicited three (3) quotes from qualified contractors.

Fiscal Impact:

The fiscal impact of the agenda item is a total of \$177,954, as budgeted in the Infrastructure Maintenance Fund.

Recommendation:

The Public Works Department recommends approval of this item.