



MEMORANDUM

To: Mayor and City Council

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

Date: April 27, 2021

Reference: Metal Restoration/Re-coating of Senior Center Roof

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

General Information:

- The Senior Center, is a City-owned facility, located at 345 Bethel Road that was constructed in 2008.
- The roof is original construction and was hit by major hailstorms that occurred in March of 2016 and June of 2018, in addition to numerous lesser storms.
- The roof was scheduled and budgeted for restoration in fiscal year 2020/2021.
- Public Works Department is recommending the complete restoration and re-coating of the roof surface for the Senior Center this fiscal year, as budgeted, in the amount of \$157,500.00
- Repair was initially submitted to insurance provider. The claim was denied as there was not yet any active leaks, damage was deemed by provider to be cosmetic, but it is estimated that this restoration will delay replacement to 2040.

Introduction:

This agenda item is being presented to consider approval of awarding a contract with the City's contracted Roof Asset Management company, The Garland Company, a member of OMNIA Partners, quote 25-TX-201076, for the restoration/re-coat of the Senior Center roof located at 345 Bethel Rd., in the amount of \$157,500.00; as budgeted in IMF; and authorizing the City Manager to sign any necessary documents.

Analysis: The Senior Center is a City-owned facility at 345 Bethel Rd. that was constructed in 2008 and the roof is original to the facility. The roof is a low slope hydrostatic roof (decorative metal). The roof has been hit by two major and several minor hailstorms. The primary issues with the current roof as noted by inspection are:

- The roof has been hit by hail, damaging the outer coating and exposing the bare metal.
- Hail has also left dents throughout the roof. As the roof is low slope water is retained in these dents.
- Water retention in these dents in combination with the outer coating being damaged throughout the roof is allowing rust and corrosion to occur.
- Temporary patches over impact locations.
- Seams have been damaged by hail impact.

Conclusion:

Based on physical roof discoveries, the following are issues that require restoration to extend the life of the roof: hail impacts on metal roof system, damaged protective coating of steel allowing "rusting" at hail impact locations, and weather-related damage on exhaust cap surface it is necessary to perform a cleaning and restoration of the metal surfaces and apply a protective coating. This is expected to extend the life of the roof to year 2040 and avoid further deterioration of the roof in the interim. Current cost to replace this roof would be approximately \$600,000.

The work will be performed during normal hours and performed such to minimize the disruption to city staff working on site. The roof restoration will take approximately one month to complete. This will not conflict with the use of the Senior Center, which can remain open and operational while the work is performed.

Legal Review:

This contract has been reviewed and vetted by purchasing staff and the City Attorney.

Fiscal Impact:

The fiscal impact of the agenda item is \$157,500.00, as budgeted in the Infrastructure Maintenance Fund.

Recommendation:

The Public Works Department recommends approval of this item.