

## Legislation Details (With Text)

<b>File #:</b>	21-180	<b>Name:</b>	
<b>Type:</b>	Report	<b>Status:</b>	Consent Item Ready
<b>File created:</b>	2/10/2021	<b>In control:</b>	City Council
<b>On agenda:</b>	2/22/2021	<b>Final action:</b>	
<b>Title:</b>	Approval of a contract with Ultimate Roof Systems for modular office building for roof repairs at the New Braunfels Public Library and roof replacement at Fire Station 1 and the appropriate budget amendment.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>			

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presenter/Contact

*Matthew Eckmann, Facilities and Real Estate Manager  
(830) 221-4089 - Meckmann@nbtexas.org*

**SUBJECT:**

Approval of a contract with Ultimate Roof Systems for modular office building for roof repairs at the New Braunfels Public Library and roof replacement at Fire Station 1 and the appropriate budget amendment.

**BACKGROUND / RATIONALE:**

The FY 2021 budget allocated \$33,000 for roof repairs at the New Braunfels Public Library and Fire Station 1. It has since been discovered that repairs to Fire Station 1 would be inadequate and a roof replacement is recommended.

The library roof is approximately 22 years old and is made from galvanized metal which is a material that is not currently used any longer due to its known issues with corrosion. The Library has several areas of corrosion which are causing leaking throughout the building. After obtaining quotes from three roofers, the cost to install a sealant on the portions of the roof that are currently corroded was provided for a total cost of \$2,070.

The Fire Station 1 roof is a tar and gravel roof that is in excess of 40 years old and has a number of areas that are currently leaking. It has been recommended by multiple roofing contractors that the roof is at the end of its lifespan and should be replaced as opposed to repairing. Staff has obtained quotes for repairing the roof which will come with very limited warranties as it is difficult to determine where the source of the leaks are. Staff also obtained quotes to replace the roof and is requesting the authority to approve a contract with Ultimate Roofing Systems who would install a Dura Last PVC roof coating which would leave the existing roof in place, deck over it and install the new roof

material. This roofing system carries a full 20-year material and labor warranty. The total cost for replacement is \$46,207.

Staff has obtained quotes from three contractors and is recommending Ultimate Roofing Systems as the best value for both the repairs and the roof replacement. The total contract cost for the Library and complete replacement for Fire Station1 is \$48,275.

As mentioned above, \$33,000 was allocated initially to support the roof repairs for both facilities. To fund the repairs at the library and replace the fire station #1 roof, there is currently a \$15,275 shortfall. To provide the additional funding, staff recommends a budget amendment from the funds currently allocated as our matching portion of a grant to replace outdated diesel vehicles. We have already made our full commitment for that project and there is currently enough surplus within that project to support the additional funds needed for the roof repairs/replacement. The following budget amendment is recommended for City Council consideration.

2008 Certificates of Obligation

From: Grant Match/Dump Truck Purchase \$15,275

To: Roof Repair/Replacement - Fire Department/Library \$15,275

**ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:**

Yes	<b>Strategic Priorities:</b>	Use a variety of funding sources for operational and capital needs.
-----	------------------------------	---

**FISCAL IMPACT:**

With the funding previously allocated in the FY 2021 Budget for this project as well as the recommended budget amendment, sufficient funds are available to award the contract for the services described above.

**COMMITTEE RECOMMENDATION:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends approval of a contract with Ultimate Roof Systems for modular office building for roof repairs at the New Braunfels Public Library and roof replacement at Fire Station 1.