

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF:	May 23, 2016	ITEM NO.:	R2016-76
DATE SUBMITTED:	April 28, 2016	DEPT. OF ORIGIN:	Public Works
PREPARED BY:	Bob Fitzpatrick	PRESENTOR:	Eric Wilson
REVIEWED BY:	Trent Epperson	REVIEW DATE:	May 16, 2016
SUBJECT: R2016-76 - A Resolution of the City Council of the City of Pearland, Texas, awarding a bid for replacement of the roof at the Tom Reid Library to The Garland Company, Inc., in the estimated amount of \$282,938.			
EXHIBITS: R2016-76 Exhibit A: Roofing Material And Services Proposal With Competitive Quotes Exhibit B: Quote Tabulation Exhibit C: Thursday Packet Memo			
FUNDING:			
<input type="checkbox"/> Bonds To Be Sold <input type="checkbox"/> Grant <input type="checkbox"/> Bonds- Sold <input type="checkbox"/> Developer/Other <input checked="" type="checkbox"/> Cash <input type="checkbox"/> L/P – Sold <input type="checkbox"/> L/P – To Be Sold			
EXPENDITURE REQUIRED: \$282,938		AMOUNT BUDGETED: \$282,938	
AMOUNT AVAILABLE: \$ 282,938		PROJECT NO.: F20002	
ACCOUNT NO.: 501-300-345.5600.040			
ADDITIONAL APPROPRIATION REQUIRED: None			
ACCOUNT NO.:			
PROJECT NO.:			
To be completed by Department:			
X Finance		X Legal	
Ordinance		X Resolution	

EXECUTIVE SUMMARY

BACKGROUND

Over the course of normal wear and tear it has been deemed necessary that the membrane roof on the Tom Reid Library be replaced as soon as possible versus including with the library expansion project that is anticipated to begin this fall. The Public Works Department has worked alongside the Projects Department to determine how to best proceed with replacement based on questions regarding the integrity of prior workmanship and to determine funding. Funding will be from the expansion project that was previously agreed to per the March 31, 2016 Thursday packet memo (attached).

BID AND AWARD

The City utilized a roofing consultant that is a member of the U.S. Communities cooperative purchasing group that on our behalf attained four competitive quotes, and is the same vendor used for other City roofing projects in past years. The consultant retained has recommended proceeding with the vendor providing the lowest quote response, Texas Liqua Tech Services, Inc. in the amount of \$282,938.

SCHEDULE

Once awarded there is a lead time for materials ordering and mobilization, and then construction will be largely dependent upon the weather. The work should be completed within eight weeks of notice to proceed.

POLICY/GOAL CONSIDERATION

This purchase is contemplated and recommended for the purpose of furthering the City's objective to provide a sustainable infrastructure for public health, safety and welfare, and to maintain the integrity of the City's systems. This work will provide the necessary resources to keep one of the City's highly used facilities safe from water leaks to protect its interior assets from possible damage.

O&M IMPACT INFORMATION

The initial investment in a new roof will reduce the need for immediate maintenance concerns at this site in regard to the roofing membrane. Manufacturer provides a 30 Year, no dollar limit and leak free warranty plus a 20 Year finish warranty on all metal components. Agreement also provides for a 2 Year contractor labor warranty.

RECOMMENDED ACTION

A Resolution of the City Council of the City of Pearland, Texas, awarding a contract for a roof replacement at the Tom Reid Library to The Garland Company, Inc. in the estimated amount of \$282,938.



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Pearland
Library Roof Replacement
Date Submitted: 04/28/2016
Proposal #: 25-TX-160204
MICPA # 14-5903

Please Note: The following estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Pearland Library Roof Replacement

- 1 Completely remove existing single-ply roofing membrane at the base flashings and related roofing components. At clear story walls, 5" selvedge lap is to be left in place.
- 2 Repair and/or replace and wet or damaged insulatiuon to match existing size and configuration.
- 3 Install new treated wood blocking at the parapet wall as required, in accordance with Factory Mutual Research I-49 loss prevention data, in preparation for the new coping cap.
- 4 Mechanically fasten new 2" Polyisocyanurate and 0.5" high-density gypsum cover board in strict accordance with ASCE 7-05 wind uplift calculations.
- 5 Fully adhere flame-resistant 45 degree cant strips at all walls and curb-type penetrations.
- 6 Fully heat-fuse one ply of smooth surfaced, SBS Modified, bituminous roofing membrane to the prepared substrate in accordance with manufacturer's current printed guidelines.
- 7 Install new 4 lb. lead flashings at all existing plumbing vents and roof drain locations. All leads shall be primed on both sides of the flange and set in a liberal bed of asphalt mastic.
- 8 Fabricate and install new 24 gauge 304 Stainless Steel pitch pans, pipe hoods, gravity vents, hoods/bonnets and overflow scuppers. All stainless steel roofing accessories shall be primed on both sides of the flange and set in a liberal bed of asphalt mastic.
- 9 Strip in all lead flashings and flange-type penetrations with one ply of smooth surfaced, SBS Modified, bituminous roofing membrane.

- 10 Fully heat-fuse one ply of 195 mil white mineral surfaced, SBS Modified, bituminous roofing membrane to the prepared substrate in accordance with manufacturer's current printed guidelines. Minerals shall be broadcast into the hot asphalt bleed-out to create a monolithic appearance.
- 11 Install new 2-ply SBS Modified base-flashing system at all walls and curb-type penetrations.
- 12 Install new extruded aluminum termination bar at the top of all base-flashings and seal with a three-course reinforcement of asphalt mastic and PVC mesh.
- 13 Coat all base-flashing assemblies with a two coat application of white acrylic, commercial roofing grade reflective coating.
- 14 At clear story walls and curb-type penetrations, fabricate and install new pre-finished 24 gauge galvanized counter-flashings with hurricane clips ever 24" on center.
- 15 Install new bituminous waterproofing underlayment to all new treated perimeter blocking at the parapet wall.
- 16 Install new 24 gauge pre-finished galvanized coping cap system for all parapet wall conditions.
- 17 Provide T.W.I.A. WPI-8 Certificate of Compliance.
- 18 Provide contractor's 2-Year labor guarantee.
- 19 Provide Manufacturer's 30-Year, No Dollar Limit, leak-free warranty and 20 year finish warranty on all metal components.

Pearland Library Roof Replacement:

Proposal Price Based on Competitive Bid Results:	\$ 282,938
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Competitive Bid Results:

Texas Liqua Tech Services, Inc.	\$ 282,938
F.W. Walton, Inc.	\$ 294,466
John A. Walker Roofing Co., Inc.	\$ 316,976
Pyramid Waterproofing, Inc.	\$ 332,958

Bid Breakdown (Texas Liqueatech Services, Inc.):

Labor & Non Garland Materials:	\$ 112,777
Roofing Materials:	\$ 133,609
Insurance:	\$ 3,974
Bonds:	\$ 3,296
<u>General Conditions:</u>	<u>\$ 29,282</u>
TOTAL:	\$ 282,938

*General Conditions include: Freight, Engineering, Permits, Overhead and Profit

Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	4.28 per Linear Foot
Decking Replacement	\$	10.83 per Square Foot

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. Proposal pricing valid through 12/31/2016.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662

EXHIBIT B - QUOTE TABULATION

Date: 4/28/2016	Project Name: City of Pearland Library			
Project Number: 25-TX-160204		Garland Rep: Blake Dieste		
Bidders:	FW Walton	John A Walker	Texas Liquatech	Pyramid Waterproofing
Non-Garland Roof Materials	\$ 61,000.00	\$ 50,560.00	\$ 67,000.00	\$ 80,000.00
Roofing Labor	\$ 38,000.00	\$ 60,570.00	\$ 45,777.00	\$ 63,000.00
Non-Roofing Labor	\$ 9,500.00	\$ 15,982.00	\$ -	\$ -
Non-Roofing Materials	\$ 14,000.00	\$ 13,975.00	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ 300.00
Sales Tax	\$ -	\$ -	\$ -	\$ -
Total Non-Garland Materials	\$ 122,500.00	\$ 141,087.00	\$ 112,777.00	\$ 143,300.00
Garland Materials	\$ 133,533.00	\$ 133,853.00	\$ 133,609.00	\$ 147,023.00
Total Price	\$ 256,033.00	\$ 274,940.00	\$ 246,386.00	\$ 290,323.00
*DBS Markup:	\$ 38,433.00	\$ 42,036.00	\$ 36,552.00	\$ 42,635.00
TOTAL (with DBS Markup):	\$ 294,466.00	\$ 316,976.00	\$ 282,938.00	\$ 332,958.00

* - DBS Markup includes costs for freight, bonding/insurance, engineering, permits, overhead and profit.

EXHIBIT C



Memo

To: Clay Pearson, City Manager

From: Cara Davis, Project Manager

CC: Trent Epperson, Assistant City Manager
Jon Branson, Deputy City Manager
Eric Wilson, Director of Public Works
Susan Polka, Director of Engineering
Skipper Jones, Assistant Director of Capital Projects

Date: March 31, 2016

Re: Tom Reid Library Expansion Project Update

3/31/2016
To: Mayor and City Council members
Library expansion planning update, getting closer to bidding for construction. Clay

This memo provides an update on the design phase and current scope of the project since the last update and Council presentation in January 2016.

Design

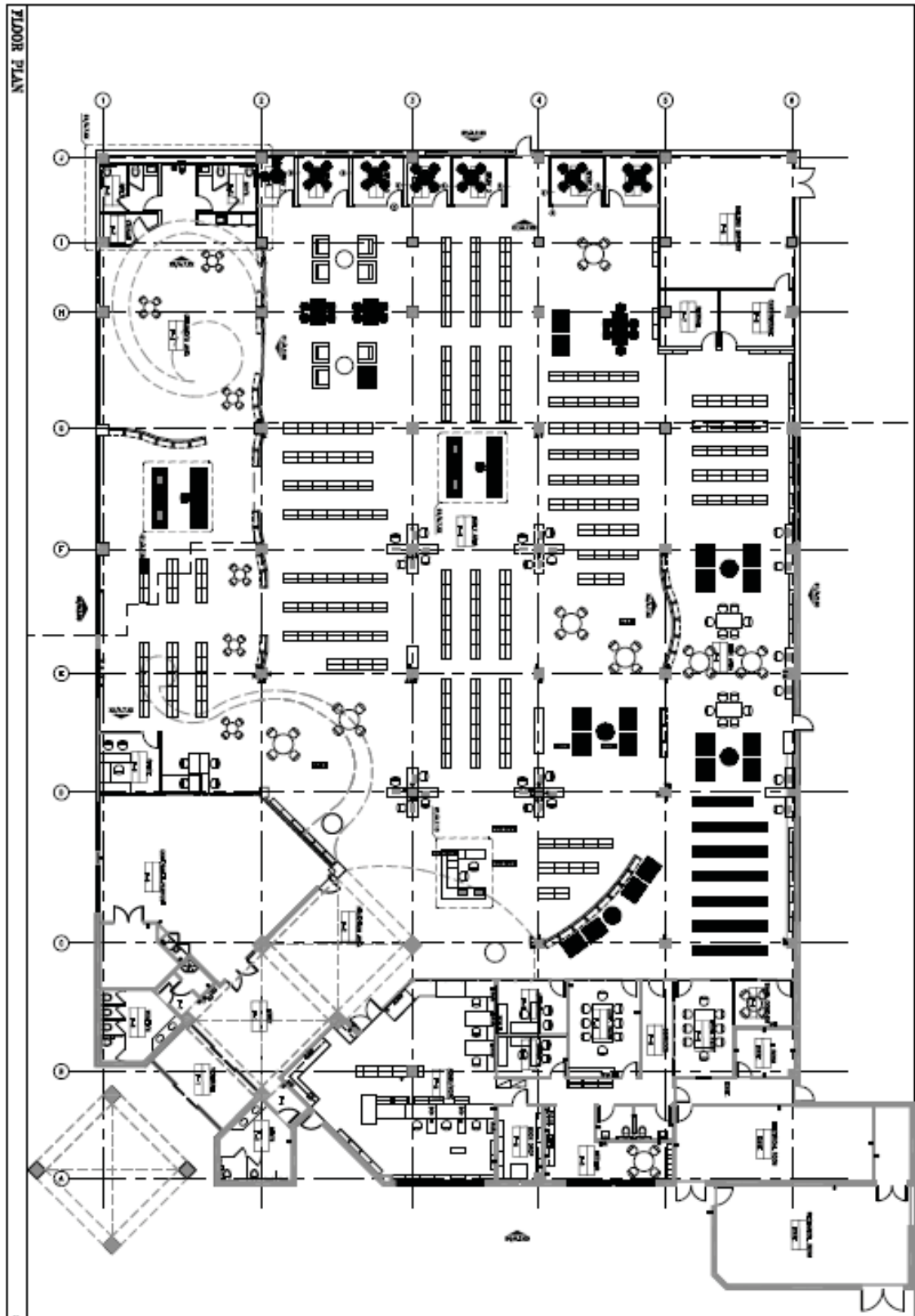
Dewberry | Wilson Architects Inc. has completed the design development phase. Revised cost estimates came in at \$3.25 million compared to initial estimates of \$3.44 million. The refined estimate included scope items that were not originally included in the project but were required to bring the facility up to current codes and ordinances as well as upgrades to existing fixtures:

- Replacement roof on the existing building and the replacement of the existing light fixtures.
- A fire line, two fire hydrants, vault, road bore and fire suppression sprinklers in the existing building
- New paving and new radii work for fire access
- A new 800 amp electrical distribution panel.

Construction Document (CD) development began in early March. The 50% design review will be ready for review at the end of April. Finishes and furnishing selection will begin at that time. The current schedule indicates that construction bid documents should be available in early June. An early July bid opening will be followed by Council award in August. Construction can start as early as September 2016.

Additional Information

Since the cost estimate was received Facilities Maintenance has received bids to replace the roof on the existing building. The existing roof has surpassed its useful life and will be replaced prior to the expansion. Because the existing roof and the roof for the expansion area are separated by parapet walls there is no reason not to move forward with the replacement of the existing roof at this time. The estimate included \$258,750 for this item and the apparent low bid through the U.S. Communities buying cooperative was \$282,938. This increases the project construction cost estimate overall to approximately \$3.28M. After adding Construction Management, Material Testing, Fiber, Furniture, and Equipment costs the project is within our current funded construction budget of approximately \$4.0M.



Furniture Layout from Design Development Plans

RESOLUTION NO. R2016-76

**A Resolution of the City Council of the City of Pearland, Texas,
awarding a bid for replacement of the roof at the Tom Reid Library to
The Garland Company, Inc., in the estimated amount of \$282,938.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section 1. That contract pricing for the construction of the Tom Reid Library was obtained through the U.S. Communities Cooperative Purchasing Group.

Section 2. That the City Council hereby awards the bid to The Garland Company, Inc., in the amount of \$282,938.

Section 3. The City Manager or his designee is hereby authorized to execute a contract for the roof replacement at the Tom Reid Library.

PASSED, APPROVED and ADOPTED this the _____ day of _____,
A.D., 2016.

TOM REID
MAYOR

ATTEST:

YOUNG LORFING, TRMC
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY