



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: K-1213-76**

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<b>File ID:</b> K-1213-76	<b>Type:</b> Contract	<b>Status:</b> Consent Item
<b>Version:</b> 1	<b>Reference:</b>	<b>In Control:</b> City Council
<b>Department:</b> City Clerk Department	<b>Cost:</b> \$966,302.00	<b>File Created:</b> 10/08/2012
<b>File Name:</b> City Roof Replacement Projects	<b>Final Action:</b>	

**Title:** CONSIDERATION OF BID NO. 1213-38, CONTRACT NO. K-1213-76 WITH STANDARD ROOFING COMPANY, INC., IN THE AMOUNT OF \$966,302; PERFORMANCE BOND NO. B-1213-29; STATUTORY BOND NO. B-1213-30; MAINTENANCE BOND NO. MB-1213-24; AND PROJECT AGENT RESOLUTION NO. R-1213-50 FOR THE FYE 2013 ROOF REPLACEMENT PROJECTS FOR FIRE STATION NO. 6, FIRE STATION NO. 7 (TRUCK BAY), IRVING RECREATIONAL CENTER (UPPER GYM), MUNICIPAL BUILDING A, SANTA FE DEPOT (FLAT PORTIONS), SOONER THEATRE, AND THE WATER RECLAMATION FACILITY MAIN CONTROL BUILDING (UPPER ROOF) AND BUDGET TRANSFERS.

ACTION NEEDED: Acting as the City Council and Norman Utilities Authority, motion to accept or reject all bids meeting specifications; and, if accepted, award the base bid in the amount of \$919,826 plus Alternate A for Sooner Theatre in the amount of \$22,704 and Alternate D-2 for Fire Station No. 7 in the amount of \$23,772 for a total bid amount of \$966,302 to Standard Roofing Company, Inc., as the lowest and best bidder meeting specifications; approve Contract No. K-1213-76 and the performance, statutory, and maintenance bonds; authorize execution of the contract; direct the filing of the bonds; adopt Resolution No. R-1213-50; and transfer \$679 from Hydrological Monitoring (032-5541-432.41-23) to Project No. WW0198, WWTP MCB Upper Roof, Construction (032-9677-432.61-01) and \$22,704 from Project No. EF0128, Sooner Theatre Renovations, Construction (050-9677-419.61-01) to Project No. EF1002, Building Roofs, Construction (050-9540-419.61-01).

ACTION TAKEN: \_\_\_\_\_

### Notes:

**Agenda Date:** 10/23/2012

**Agenda Number:**

**Attachments:** Bid tab, K-1213-76, Perf B-1213-29, Stat B-1213-30, MB-1213-24, Project Agent - Roofs, PR Standard Roofing

**Project Manager:** Matthew Smith, Facility Maintenance Superintendent

Entered by: Ellen.Usry@NormanOK.gov

Effective Date:

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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## Text of Legislative File K-1213-76

Body

**BACKGROUND:** The FYE 2013 Capital Budget included funds for the replacement of roofs on the following eight City facilities:

*Animal Welfare (to be completed as part of the renovation project)*

*Fire Station No. 6*

*Fire Station No. 7 (truck bay)*

*Irving Recreation Center (upper gym)*

*Municipal Building A*

*Santa Fe Depot (flat portions)*

*Sooner Theatre*

*Water Reclamation Facility-Main Control Building (upper roof)*

The FYE 2013 Capital Budget, Water Reclamation Fund includes funds for the replacement of the upper roof on the *Main Control Building at the Water Reclamation Facility*.

**DISCUSSION:** This contract includes the replacement of the roofs on Fire Station No. Six located at 7405 East Alameda; Fire Station No. 7 located at 2207 Goddard; Irving Recreation Center located at 125 Vicksburg; Municipal Building A located at 201 West Gray; Santa Fe Depot located at 200 South Jones; Sooner Theatre located at 101 East Main; and the upper roof of the Main Control Building at the Water Reclamation Facility located at 3500 South Jenkins.

Fire Station No. 6 - \$113,614

The project scope includes removal of the existing 5,250 square foot hot asphalt membrane roof down to the light weight insulation over steel deck and replacing it with a cold process built up asphalt roof. The station was built in 1981 and received roof rehabilitation in 2005, but its overall condition is poor due to holes in the membrane, pitch pan mastic deterioration, and areas where water is ponding. Leakage is also occurring throughout the facility.

Fire Station No. 7 - \$61,373 - Alternate D-2 - \$23,772

The project scope includes removal of the existing 2,460 square foot Ethylene Propylene Diene Monomer (EPDM) membrane roof on the truck bay area down to the wooden deck and replacing it with a white single ply roof. The roofs over the station and training facility are metal roofs and are not included in this contract. The station was built in 2001, but the roof over the truck bay has visible defects where fasteners have penetrated through the roofing membrane. Leakage is occurring in this area. The masonry was not sealed when the building was constructed and it is beginning to leach calcium deteriorating the concrete block and mortar. The bid included an alternate to seal the masonry and staff is recommending Council include the alternate in this contract to avoid further deterioration.

Irving Recreation Center (upper gym) - \$129,876

The project scope includes removal of the existing 6,984 square foot 3 ply hot felt membrane with gravel roof down to the concrete deck and replacing it with a cold process built up asphalt roof. The current roof is approximately 30 years old and the overall condition of the roof is poor due to blistering of membrane and quality of the asphalt flood coat. Leakage is also occurring throughout the gym.

Municipal Building A (Public Works and Planning) - \$299,728

The project scope includes removal of the existing 15,246 square foot two-ply bitumen membrane in hot asphalt roof down to the light weight insulation over concrete (LWIC) roof and replacing it with a cold process built up asphalt roof. The current roof was severely damaged during the April 13th tornado peeling back the membrane allowing water to pool in the layer between the roof deck and the membrane. Leakage is also occurring in the facility.

Santa Fe Depot (flat roof portions) - \$48,405

The project scope includes removal of the existing 936 square foot 3 ply hot felt membrane with gravel roof down to the deck and replacing it with a cold process built up asphalt roof. The flat portions include the old baggage room now utilized as the art studio and the portico portion at the north end of the depot. The current roof is over 20 years old and the overall condition of the roof is poor showing visible defects including deteriorated mastic in pitch pans, weathered and cracked caulk on counter flashing, and open lap seams.

Sooner Theatre - \$216,151 - Alternate A, \$22,704

The project scope includes removal of the existing 7,264 square foot Ethylene Propylene Diene Monomer (EPDM) membrane roof down to the concrete and wood deck and replacing it with a white single ply roof. The current roof is over 10 years old and the overall condition of the roof is showing visible defects including holes in the membrane, deteriorated sealant at termination bar, and areas where a wooden block was nailed directly through the membrane. The contractor will coordinate the replacement of this roof with the Director of Sooner Theatre so as not to interfere with the theatre play schedule. The bid also included an alternate to add a 90 foot walkway and guard rail to the east side of the roof and a steel ladder leading to the upper level of the building to meet current Building Code requirements. The alternate also includes reconstructing the roof hatch to accommodate access. Staff is recommending Council include the alternate in this contract to comply with current Building Code requirements and ensure the safety of employees working on the roof.

Main Control Building - Water Reclamation Facility (upper roof) - \$50,679

The project scope includes removal of the existing 1,776 square foot roof 3 ply hot felt membrane with gravel roof down to the concrete deck and replacing it with cold process built up asphalt roof. The current roof is over 10 years old and its overall condition is poor due to the age of the system, asphalt deterioration, and the condition of uncoated base flashings.

The cold process built up asphalt roofs at Fire Station No. 6, Irving Recreation Center, Municipal Building A, Santa Fe Depot, and the Main Control Building at the Water Reclamation Facility will include a 20-year manufacturer's warranty on materials and two years on labor. The manufacturer will inspect and provide written executive summaries in years two, five, 10, and 15. The white single ply

roofs at Fire Station No. 7 and Sooner Theatre will include a 15-year manufacturer's warranty on materials and two years on labor. The manufacturer will inspect and provide written executive summaries in years two, five, and 10.

Bid packets were mailed to six contractors as well as solicited through a legal notice published in the Norman Transcript. The contractors attended mandatory site visits on September 25, 2012, and bids were opened on October 4, 2012. Four bids were received ranging from \$966,302 to \$1,284,647. The low bid in the amount of \$966,302 for the base bid and alternates for Sooner Theatre and Fire Station No. 7 was received from Standard Roofing Company, Inc., from Oklahoma City. If awarded this contract, Standard Roofing will begin the series of roofs in January, 2013, and be completed no later than June 30, 2013. No interruption of City services is anticipated during the projects.

The Capital Budget, Project No. EF1002, Building Roofs, Construction (050-9540-419.61-01) includes \$780,239 for the replacement of five of the roofs. The replacement of the Irving Recreation Center gym is budgeted under Maintenance of Existing Facilities, Project No. EF0160, Roof Replacement Irving Gym, Construction (050-9677-419.61-01).

Funding is not sufficient in the current roof project account to include Alternate A in the amount of \$22,704 for Sooner Theatre to construct the walkway and guardrail; however, funds are available in Project No. EF0128, Sooner Theatre Renovations, Construction (050-9677-419.61-01), which could be transferred to the project account to fund the alternate.

The replacement of the upper roof on the Main Control Building at the Water Reclamation Facility was budgeted in the Water Reclamation Fund, Capital Budget, Project No. WW0198, WWTP MCB Upper Roof, Construction (032-9677-432.61-01) in the amount of \$50,000. The bid for that roof is \$50,679, \$679 above the budgeted amount. Staff recommends funds for the overage be transferred from Hydrological Testing (032-5541-432.41-23).

**STAFF RECOMMENDATION:** Staff recommends all bids submitted under Bid No. 1213-38 be accepted, Contract No. K-1213-76 with Standard Roofing Company, Inc., in the amount of \$966,302 and the subsequent performance, statutory, and maintenance bonds be approved, and Project Agent Resolution No. R-1213-50 granting tax-exempt status to Standard Roofing Company, Inc., be adopted. Staff further recommends funds in the amount of \$679 be transferred from Hydrological Monitoring (032-5541-432.41-23) to Project No. WW0198, WWTP MCB Upper Roof, Construction (032-9677-432.61-01) and \$22,704 be transferred from Project No. EF0128, Sooner Theatre Renovations, Construction (050-9677-419.61-01) to Project No. EF1002, Building Roofs, Construction (050-9540-419.61-01).