



# City of Norman, OK

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

## Master

**File Number: K-1314-47**

**File ID:** K-1314-47

**Type:** Contract

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 12

**In Control:** City Council

**Department:** City Clerk Department

**Cost:** \$677,842.00

**File Created:** 01/09/2014

**File Name:** FYE 2014 Roof Replacement Project

**Final Action:**

**Title:** CONSIDERATION OF BID NO. 1314-15, CONTRACT NO. K-1314-47 WITH STANDARD ROOFING COMPANY, INC., IN THE AMOUNT OF \$677,842; AND PROJECT AGENT RESOLUTION NO. R-1314-28 FOR THE FYE 2014 ROOF REPLACEMENT PROJECTS FOR MUNICIPAL ADMINISTRATION BUILDING-201 (FLAT PORTIONS), MUNICIPAL BUILDING B, AND THE WATER RECLAMATION FACILITY PAINT SHOP AND CHLORINE BUILDING.

**Notes:** ACTION NEEDED: Acting as the City Council and the Norman Utilities Authority, motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$677,842 to Standard Roofing Company, Inc., as the lowest and best bidder meeting specifications; approve Contract No. K-1314-47; authorize the Mayor/Chairman to sign the contract and Performance Bond No. B-1314-27, Statutory Bond No. B-1314-28, and Maintenance Bond No. MB-1314-25 contingent upon the City Attorney's approval; and adopt Resolution No. R-1314-28.

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

**Agenda Date:** 01/14/2014

**Agenda Number:** 12

**Attachments:** Text File FYE 2014 Roofs, Bid tab fye 2014, Contract K-1314-47 Standard Roofing, Project Agent - Roofs

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

**Entered by:** brenda.hall@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-1314-47

Body

**BACKGROUND:** The fiscal year 2013-2014 (FYE 2014) Capital Budget included funds for the replacement of roofs on the Municipal Administration Building-201 (flat portion) and Municipal Building B. The FYE 2014 Capital Budget, Water Reclamation Fund includes funds for the replacement of roofs on the Paint Shop and Chlorine Building at the Water Reclamation Facility. The roof replacement program is an ongoing capital improvement program that began in FYE 2009 to address deferred maintenance needs of City facilities. Since that time, 29 roofs have been replaced at a cost of \$3,910,772. Upon completion of the roofs included in this agenda item, two roofs remain. One is programmed in the FYE 2015 Capital Budget and one in the FYE 2016

Water Reclamation Fund Budget, after which all roofs will have been rehabilitated or had a full replacement within the seven year period.

**DISCUSSION:** This contract includes replacement of the roofs on the Municipal Administration Building-201 (flat portions), Municipal Building B and the Paint Shop and Chlorine Building at the Water Reclamation Facility .

**Municipal Administration Building-201 (flat portions) - \$243,320**

The project scope includes removal of the existing 8,168 square foot existing membrane roofing system for the flat portions of the roof down to the steel deck and replacing it with a cold process white single ply roof. The building was completed in 1999 and the roof received some repair in 2011. Mechanical fasteners are starting to push up through the roofing membrane and leakage is also occurring throughout the facility. Replacement of the metal pitched portion of the roof is not included in this contract, but 302 snow/ice stops on the metal portion are being replaced.

**Municipal Building B - \$391,250**

The project scope includes removal of the existing 26,510 square foot existing roofing system down to the light weight insulation (LWIC) over the concrete deck and replacing it with a cold process built up asphalt roof. The current roof was installed in 2004 and is at the end of the warranty period. The existing roof has hail damage; scuff marks; punctures; damage to concrete around the pitch pans; damage to flashing; roof deterioration around the air conditioning units; and ponding. Leakage is occurring throughout the building.

**Paint Shop - Water Reclamation Facility - \$18,698**

The project scope includes removal of the existing 792 square foot roof system down to the concrete deck and replacing it with cold process built up asphalt roof. The current roof is over 20 years old and its overall condition is poor with deteriorated asphalt down to the concrete deck.

**Chlorine Building - Water Reclamation Facility - \$24,574**

The project scope includes removal of the existing 1,759 square foot coal tar pitch roofing system down to the concrete deck and replacing it with cold process built up asphalt roof. The current roof is over 30 years old and the overall condition has failed with visible defects which include exposed roofing felts, deterioration of felts and weather proofing at the edge, and holes in the base flashing.

The cold process built up asphalt roofs at Municipal Building B and the Paint Shop and Chlorine 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, ten and fifteen. The white single ply roof at the Municipal Administration (201) Building 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 ten.

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 9, 2013, and bids were opened on September 19, 2013. Four bids were received ranging from \$677,842 to \$918,522. The low bid in the amount of \$677,842 was received from Standard Roofing Company, Inc., from Oklahoma City. If awarded this contract, Standard Roofing will begin the series of roofs in February 2014, and be completed no later than June 30, 2014. No interruption of City services is anticipated during the projects.

The Capital Budget, Building Roofs, Construction (account 050-9540-419.61-01; project EF1002) includes \$794,000 for the replacement of the Municipal Administration-201 and Municipal Building B roofs.

The replacement of the Chlorine Building roof is budgeted in the Water Reclamation Fund, WRF Chlorine Building Roof Replacement, Construction (032-9677-432.61-01; project WW0167) in the amount of \$56,000. The replacement of the Paint Shop roof is budgeted in the Water Reclamation Fund, WRF Paint Shop Roof Replacement, Construction (account 032-9677-432.61-01; project WW0168) in the amount of \$24,000.

**STAFF RECOMMENDATION:** Staff recommends all bids submitted under Bid No. 1314-15 be accepted, Contract No. K-1314-47 with Standard Roofing Company, Inc., in the amount of \$677,842 and the subsequent performance, statutory, and maintenance bonds be approved, and Project Agent Resolution No. R-1314-28

granting tax-exempt status to Standard Roofing Company, Inc., be adopted.