



Legislation Text

File #: K-1516-67 FINAL, **Version:** 1

FINAL ACCEPTANCE AND FINAL PAYMENT OF CONTRACT K-1516-67 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND STANDARD ROOFING COMPANY FOR THE ROOF REPLACEMENT PROJECTS FOR WESTWOOD CLUBHOUSE, SANTA FE DEPOT (TILE ROOF) AND REHABILITATION OF THE NORMAN INVESTIGATIONS CENTER.

BACKGROUND: The fiscal year 2015-2016 (FYE 2016) Capital Budget included funds for the replacement of roofs on the Westwood Club House, the Santa Fe Depot and rehabilitation of the roof at the Norman Investigations Center. The roof replacement program is an ongoing capital improvement program that began in FYE 2009 to address deferred maintenance needs of City facilities.

DISCUSSION: Contract K-1516-67 with Standard Roofing Company, Inc., was approved on December 22, 2015, in the amount of \$531,586. This contract included replacement of the roofs on the Westwood Club House, the Santa Fe Depot (tile roof) and rehabilitation of the roof at the Norman Investigations Center.

Westwood Club House

The project scope included removal of the existing 8,800 square foot membrane roofing system down to the wood deck, and replacing it with a three-ply flood coat and gravel roofing system. The existing facility was experiencing multiple roof leaks due to rain events. The cold process built up roofing system at Westwood Club House includes 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, fifteen, and twenty. *A total of 171.11 sq. ft. of rotted decking was discovered that was not covered in the base bid price (\$232,854) for Westwood Clubhouse. The change order authorized a net increase of \$2,566.65 to cover the additional work.

Norman Investigations Center

The project scope included re-coating of the existing 20,400 square foot flat portion of this building's roofing system. The flat roof portions of the roof had started to leak because the granulated surface was coming off creating failure. Emergency repair was completed around the skylights only after the May 2015 flooding event, but the remaining rehabilitation was still needed before the roofing system failed. The Norman Investigations Center will have a new 15 year manufacturer's warranty on the re-coating system. The manufacturer will inspect and provide written executive summaries in years two, five, ten, and fifteen. *A total of 254 sq. ft. of wet insulation and roofing was discovered during the rehabilitation of the Norman Investigation Center Roof creating additional work. (Original base bid price \$232,855) The change order authorized a net increase of \$7,264.40 to cover the additional work.

Santa Fe Depot (tile roof)

The project scope included removal of the existing 2300 square foot tile roofing system down to the wood deck and replacing it with an underlayment system with the existing tiles being restored to the building along with replacement of any broken tiles with like material. The existing roof deck and rafters in portions of the building had significant deterioration due to water damage and were replaced on an as needed basis. A one year labor and 5 year material warranty is included with this portion of the contract. Cost \$65,877.

The budgeted amount for the entire project was \$550,000. The additional work totaled \$9,831.05, a 1.8% cost increase, from the original contract amount of \$531,586.

STAFF RECOMMENDATION: It is recommended that the City Council accept the Roof Replacement Projects for Westwood Club House, Santa Fe Depot (Tile Roof) and Rehabilitation of the Norman Investigations as complete and authorize final payment in the amount of \$65,877 to Standard Roofing Company, Inc. Funding is available in Construction (account 050-9540-419.61-01; project EF1002).