



Legislation Text

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TO: Chair and Members of the Board

FROM: Diane Colonna, Executive Director

DATE: April 12, 2017

CONSIDERATION OF ROOF REPAIR/REPLACEMENT OPTIONS FOR CRA OFFICE BUILDING

BACKGROUND: There is current evidence that the CRA office building roof is deteriorating. While earlier indications of water intrusion was limited to one or two locations in the ceiling, the most recent heavy rain that occurred in late March demonstrated a few new locations where leakage is noticeable. While the water intrusion/roof leakage can still be characterized as relatively minor, the surface of the roof continues to degrade with time. It is recommended that action be taken prior to the summer rain season.

The existing roof system is modified bitumen over lightweight concrete insulation and metal deck. It is in excess of 30 years old. To date, the roof has been repaired on an as-needed basis, both by the prior owner and last fall by the CRA through patching obvious cracks and seams in the roof membrane. While this patchwork held up for a few months, it is clear that a more comprehensive solution is necessary at this time.

In an effort to find the most cost effective solution, we have solicited input and proposals from six roofing companies. Their proposals fall into two general categories: (A) a medium term (10+ yrs.), lower cost solution using a liquid applied coating to waterproof over the existing roof or (B) a long term (20+ yrs.) full roof replacement.

The waterproofing system involves an acrylic or urethane liquid which is applied in multiple coats and binds to the existing roofing material, creating a watertight seal over the roof. It will eliminate the water intrusion to the building at an estimated cost of \$25,000 (including minor repairs to the roof substrate as needed). A permit is normally not required for this type of repair, which can be accomplished relatively quickly (7 working days) with minimal disruption to office operations. The CRA building is a suitable candidate for this application. The contractor is offering a 10 year warranty on labor and materials.

Garland/DBS, Inc. has conducted a thorough inspection of the CRA office building roof, including multiple core samples through the entire roof system (Garland is under contract with the City under the Master Intergovernmental Cooperative Purchasing Agreement {MICPA} for waterproofing of City Hall and roof restoration of Fire Station # 18). Garland is recommending that the entire roof system, including the concrete insulation layer, be removed down to the metal deck, and replaced with a rigid insulation layer and a four ply built up roofing system. Using the lesser of the line item pricing under the MICPA and a competitive bid from three roofing companies, Garland has provided an estimated maximum price of \$85,251, inclusive of the complete removal of the lightweight concrete insulation.

Three other quotes for roof replacement were obtained, ranging in cost from \$35,311 to \$38,335. Two of these quotes were based on an asphalt built-up system, (2 ply and 5 ply) while the other proposed a TPO membrane system of the type preferred by the Broward County/City structural inspector. These proposals did not include the removal of the lightweight concrete and unlike the Garland quote, had the potential for additional costs in excess of \$10k. Warranties ranged from 15-20 years for manufacturer's warranty (materials) and 2-5 years for contractor's guaranty on

workmanship. All proposed roofing systems require relatively inexpensive regular inspections and maintenance over their lifetimes.

RECOMMENDATION: Approve the quote for the coating/waterproofing of the roof and authorize the Executive Director to enter into a contract for \$24,500.00 with Ocean Blue Contractors, Inc., plus an additional 10% contingency (\$2,450.00).

FISCAL IMPACT: \$26,950 (including contingency) which is within the current FY budget for improvements to the CRA Office building. Note that this budget was originally established to cover potential façade improvements to the building.

CONTACT PERSON: Cotter Christian, Project Manager