



City Council

Approval of a Resolution Authorizing Roof Repairs at the City's Maintenance Center

Agenda Date: 2/6/2024
Agenda Item Number: 4.C
File Number:24-0110

Type: resolution **Version:** 1 **Status:** Passed

Title

Approval of a Resolution Authorizing Roof Repairs at the City's Maintenance Center

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve a Resolution authorizing the Supplemental Terms and Conditions with James King Roofing, LLC for roof repairs at the City's Maintenance Center in the amount of \$466,544.32.

Report

Issue:

Whether to authorize the Supplemental Terms and Conditions for roof repairs with James King Roofing, LLC.

Staff Contact:

Eli Cole, Facilities Manager, Public Works Engineering, 360.753.8154

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

The roof needs to be repaired at the City's Maintenance Center located at 1401 Eastside Street SE. There are significant water leaks throughout the facility which will potentially damage the structure and create health and safety issues if they are not addressed.

The Maintenance Center facility was originally constructed in 1976. This 48-year-old, two-story building houses most of the Public Works employees and includes field operations shop spaces, the City's vehicle repair shop, offices, meeting rooms, tool and parts rooms, and various other spaces. In 1998, the original roof system was replaced. A surface coating was then placed in 2016 to extend the life of the roof for several more years. However, this coating has now reached the end of its useful life.

Additionally, a Maintenance Center feasibility study was conducted in 2016 to identify future space needs and site requirements for new operations and maintenance facilities. Staff continues to make progress toward realizing these future new facilities; however, they are still many years away from being constructed. The existing Maintenance Center is a critical Public Works facility that needs to be functional and safe for staff until new and/or renovated maintenance facilities are built. A new roof coating and repair is necessary to keep the Maintenance Center functioning for several more years.

Staff proposes to use a cooperative purchasing contract through OMNIA Partners/National Roofing Partners, as we have done for other roofing and facilities projects in the past. Through this cooperative purchasing contract, James King Roofing, LLC will perform the work. This company can make the necessary roofing repairs at the best value to the City.

Climate Analysis:

The roof repair will extend its useful life and protect the structural integrity of the building. The existing roof material can be left in place with the application of the coating. This is better for the environment than replacing the roof as it will reduce demolition waste, helping to lower carbon emissions and other pollutants.

Equity Analysis:

An organization’s success depends upon providing and maintaining an inclusive and equitable workplace to its staff. This includes a functional facility that promotes health and safety. The project allows the City to continue to provide a safe and healthy work environment to staff assigned to this facility. The repair method can be completed in a way that minimizes disruption to the daily work activities of staff.

Neighborhood/Community Interests (if known):

None known at this time.

Options:

1. Approve a Resolution authorizing the Supplemental Terms and Conditions with James King Roofing, LLC for roof repairs at the City’s Maintenance Center in the amount of \$466,544.32. The project will proceed as planned.
2. Do not approve the Resolution authorizing the Supplemental Terms and Conditions with James King Roofing, LLC, and direct staff to complete the roof repairs in a different manner. Awarding the work outside this cooperative would be more expensive to the City and delay much needed roof repairs.

Financial Impact:

The contract with James King Roofing, LLC totals \$466,544.32, which includes sales tax and all associated fees.

Overall project costs:

Total Contract:	\$466,544
Contingency to Award (10%):	\$ 46,654
Engineering: Design, Inspection, Consultants	<u>\$ 41,665</u>
Total Estimated Cost:	\$554,863

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There are adequate funds in the Building Repair and Replacement Fund to cover costs associated with this project.

Attachments:

Resolution

Supplemental Terms and Conditions Agreement