



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor or Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Rick DeSantiago, Public Works Manager

**Date:** February 14, 2023

**Subject:** **Construction Agreement with Owen James Construction Inc. for Roof & Window Replacement at the Senior Center (CIP Project #Z20005)**

### **Recommendation**

1. Approve and authorize the City Manager to execute a Construction Agreement with Owen James Construction Inc. for Roof & Window Replacement at Senior Center in an amount not to exceed \$275,500.00 in such final form as approved by the City Attorney; and
2. Authorize the City Manager to execute change orders not to exceed a 10% contingency amount of \$27,550.00 for uncertainties and adjustments.

### **Background**

In November of 2022, staff initiated a proposal from The Interlocal Purchasing System, better known as TIPS Purchasing Cooperative, which assists in achieving the best value for the participating public entities through cooperative purchasing.

It was determined that the existing roof and windows at Senior Center need a significant amount of work ranging from:

- Shingles have met their lifespan, fiberglass exposed, bridging, and frail.
- Membrane surface deterioration affects the strength and watertight integrity of the roofing system, which affects the strength and watertight integrity of the roofing system.
- Caulking/sealant is considered a maintenance item. When sealant deteriorates, it will allow water to enter the building or other structural components.
- Improperly installed or maintained or defective gutters can let water infiltrate the roof system and cause damage to the exterior of the building.
- Retrofit windows.

## **Discussion**

Staff has solicited a proposal for the replacement of the roof and window replacement, and the recommended repairs/replacement are identified below:

### **Quarrix Tile**

- Remove existing roof
- Install 1 layer of WIP peel and stick self-adhering membrane over all 2/12 roof pitch areas.
- Install 2 layers of 30-pound felt
- Install Quarrix roof tile system with all accessories
- Install all new metal and metal flashings
- Replace any damaged pipe flashings or valley metal

### **Shingle Roof**

- Install new drip edge metal at eaves
- Install 1 layer of 30-pound felt on a steep roof area
- Install 2 layers of 30-pound felt over 1 layer of WIP self-adhering membrane on 2/12 pitched roofs
- Install new pipe flashings and roof metal
- Install new GAF shingles
- Install high-definition ridge shingles
- Paint flashings and dormers to match the roof color

### **Re-Roof**

- Install and mechanically fasten ½" fanfold over the existing roof.
- Install 60 Mill TPO membrane over the entire roof area and mechanically fasten
- Heat weld all seams and laps
- Install all TPO roof-related accessories
- Adhere TPO membrane to parapet walls

### **Stucco Repairs**

- Remove stucco to add z-bar and step flashing or tile pan and roof to the wall as necessary in multiple areas

## Roof & Window Replacement at the Senior Center

### **Retro Fit Windows**

- Remove old windows and trim the existing frame
- Remove stucco and drywall
- Frame in new windows
- Install new windows, set in caulking, and caulk the outside of the window frame
- Repair stucco, paint, and drywall at windows as necessary

Owen James Construction Inc. has been competitively bid and priced on TIPS (The Interlocal Purchasing System), Contract Number# 210205, with an expiration date of 4/30/2024. TIPS is a National Cooperative Purchasing Program for member schools, colleges, universities, cities, counties, and other government entities in all 50 states as authorized by each entity's jurisdictional legal requirements. Region 8 Education Service Center, located in Pittsburg, Texas, is the lead government agency for the cooperative. The primary procurement statute for the lead agency is Chapter 44.031 of the Texas Education Code.

### **Waive of Competitive Bidding Procedures**

Under Section 3.08.070(G) of the Municipal Code, the City Council can waive the competitive bidding requirement that would otherwise be utilized for this purchase. In addition to the benefits outlined above, repairs and roof replacements satisfy the City's requirements compared to competitors with significant shortfalls in specifications and operating levels essential to the City's needs. These benefits and characteristics suited to the City's specific needs support the finding that waiving the competitive bidding requirement for this purchase is in the City's best interest. Therefore, staff recommends that the City Council waive the competitive bidding according to Municipal Code Section 3.08.070(G) and allow the City Manager to purchase the repairs and roof replacement as outlined in this agenda report.

Following the approval of this agenda item, staff will execute an Agreement for the entire proposal and schedule the Roof/Window Replacements at Senior Center.

### **Fiscal Impact**

Funds are available in the City's Fiscal Year 22/23 Capital Improvement Plan (CIP Project #Z20005).

### **Attachments**

Attachment 1 - Agreement  
Exhibit A - Proposal