

## Agenda Item Details

Meeting	Dec 14, 2021 - Bryan City Council Second Regular Meeting
Category	6. Consent (Automatic Approval) Agenda - This agenda consists of ministerial or "housekeeping" items required by law such as routine bids, contracts, purchases, and resolutions. Items may be removed from the consent agenda for separate consideration at the request of two Councilmembers.
Subject	F. Approval to proceed with roof replacements to hail damaged city facilities, including the Justice Center, Queen Theater, Information Technology Building, and the Bryan Texas Utilities Meter Shop utilizing the TML-IRP partner, BEST program and the roofing manufacturer, Duro-Last, as the general contractor
Type	Action (Consent)
Preferred Date	Dec 14, 2021
Absolute Date	Dec 14, 2021
Fiscal Impact	Yes
Dollar Amount	25,000.00
Budgeted	Yes
Budget Source	General Fund
Goals	Infrastructure Service

### Summary:

The April 8, 2021, hailstorm resulted in significant roof damage to four (4) City of Bryan facilities. After facility inspections were completed by internal staff following the storm, obvious hail damage was noted on the Justice Center, the Queen Theater, the Information Technology building, and the Bryan Texas Utilities meter shop. Portions of the Phillips Event Center skylight also received minor damage during the event. The Phillips Event Center skylight will not be repaired due to this facility currently being scheduled to have extensive renovations in which the skylight will be removed all together.

A previously approved Interlocal Purchasing Agreement by City Council authorizes the City of Bryan to take advantage of favorable contracts for goods and services as well as other Requests for Proposals (RFPs) and Requests for Qualifications (RFQs) offered by the Education Service Center Region 8/The Interlocal Purchasing System (TIPS). The City of Bryan has seen the benefits of Interlocal Agreements with agencies such as the City of

College Station, Brazos County, Texas A&M University, City of Fort Worth, Tarrant County, and other local governments and cooperatives. The TIPS purchasing agreement allows the City of Bryan to utilize the Texas Municipal League Intergovernmental Risk Pool's ("TML-IRP", the City's casualty insurance provider) BEST program to contract for repairs of City facilities due to the April 2021 hail damage.

Through TIPS and the TML-IRP BEST program, the City took advantage of contractor vetting services, guaranteed cost-plus contract pricing, and consulting services for these repairs. Additional costs are not associated with the TIPS agreement or taking advantage of TML-IRP's BEST program.

The City of Bryan is required to initially pay for the repairs to all four facilities. Payment will be made directly to Duro-Last and the City has designated funding to cover the complete project expense. After the roof replacement project has been completed, full reimbursement from TML-IRP will be issued, minus a \$25,000 deductible.

The BEST program, along with approval from TML-IRP, determined the most efficient method to complete the roof replacements is to select the actual roofing manufacturer, Duro-Last, as the general contractor for the project. Due to replacement cost estimate differences noted between the insurance adjustment and the BEST program's representative's estimate, Duro-Last was tasked to provide three (3) estimates from approved TIPS contractors for review by the BEST program and TML-IRP. This process allows for any discrepancies that may exist between the adjuster's assessment and the actual cost to replace the roofing systems to be reviewable. The three approved TIPS contractors that provided estimates on the four facilities included United Roofing of Bryan/College Station, RBT/Trumble Construction, LLC of Texarkana, and Paragon Roofing, Inc. of Cypress. Additionally, through this process, approval from TML-IRP has been granted for any cost above the adjustment to be covered in full at no additional expense to the City.

The roofing sub-contractor recommended for the award of the work has undergone both the roofing manufacturers and the BEST program's vetting process. Examples of the criteria for sub-contractors to meet to be considered include a non-working site/project manager on location at all times while work is underway. The sub-contractor must maintain a single designated staging area throughout the project where all material is to be kept unless in use. The sub-contractor must have the ability to have personnel report onsite at any time within 15-30 minutes, 7 days a week and including holidays until substantially complete. The sub-contractor must provide external roof access. A full list of requirements can be found within attachments to this Council Action Form (CAF).

Bid packages for the four (4) buildings were due on November 3, 2021. After review by the BEST program's representative (Scott Franklin with 4T Partnership LLC), the anticipated sub-contractor selected to work with the general contractor (Duro-Last) for each facility, the general scope of work for each location, and the insurance estimate compared to the contractor's proposal is broken down below:

Justice Center:

The roof replacement for this facility consists of removing all existing aggregate from the roof, removing roofing to the underlying assembly, and installing quarter inch Dens Deck. More details are included in the documents attached to this CAF. Duro-Last is required to provide a 20-year "No Dollar Limit" Guaranty. The sub-contractor, under Duro-Last,

recommended for the award for this facility is RBT/Trumble Construction, LLC of Texarkana, Texas. The insurance estimate for the replacement is \$402,871. The contractor's estimate is \$491,266.

#### Queen Theater:

The roof replacement for this facility consists of removing the existing single ply membrane and all associated screws and plates, reusing underlying Iso insulation, and installing new quarter inch Dens Deck over Iso insulation. More details are included in the documents attached to this CAF. Duro-Last is required to provide a 20-year "No Dollar Limit" Guaranty. The sub-contractor under Duro-Last recommended for the award for this facility is RBT/Trumble Construction, LLC of Texarkana, Texas. The insurance estimate for the replacement is \$61,731. The contractor's estimate is \$75,974.

#### Information Technology Building:

The roof replacement for this facility consists of the main roof and two canopies located on the north and east elevations. The contractor will vacuum existing aggregate surfacing, remove mechanical curbs and penetrations no longer in use, install new decking, and install new quarter inch dens deck over underlying BUR assembly. More details are included in the documents attached to this CAF. Duro-Last is required to provide a 20-year "No Dollar Limit" Guaranty. The sub-contractor under Duro-Last recommended for the award for this facility is RBT/Trumble Construction, LLC of Texarkana, Texas. The insurance estimate for the replacement is \$136,576. The contractor's estimate is \$176,059.

#### BTU Meter Shop:

The roof replacement of this facility consists of removing the single ply membrane and all associated screws and plates, replacing all damaged gypsum decking, and installing new quarter inch dens deck over underlying BUR assembly. Each contractor was required to provide an alternate add cost to install an external access ladder at the stairwell. More details are included in the documents attached to this CAF. Duro-Last is required to provide a 20-year "No Dollar Limit" Guaranty. The sub-contractor under Duro-Last recommended for the award for this facility is RBT/Trumble Construction, LLC of Texarkana, Texas. The insurance estimate for the replacement is \$81,645. The contractor's estimate is \$99,678.

Based on the TML-IRP BEST program process, City staff recommends the City Council approve moving forward with the roof replacement project with Duro-Last for all four specified facilities and approve executing the roofing proposal. After receiving full reimbursement from TML-IRP at the completion of the project, the City's final total amount of funding required will be \$25,000 (insurance deductible).

#### **Staff Analysis and Recommendation:**

Having worked closely with TML-IRP BEST program representatives, City staff recommends the City Council approve moving forward with full roof replacements utilizing the Texas Municipal League Intergovernmental Risk Pool's (TML-IRP) partner, the Building Envelope Systems Team program (BEST) and their TIPS (The Interlocal Purchasing System) approved contractor, Duro-Last. The City Council's approval results in moving forward with the roof replacement project with Duro-Last for all four specified facilities and approve executing the roofing proposal to the above-mentioned roofing contractor for all four specified facilities and for a final total amount of funding required to be paid by the City of \$25,000 (insurance deductible).

**Options:**

1. Approve proceeding with roof replacements utilizing the TML-IRP partner, BEST program and the roofing manufacturer, Duro-Last, as proposed, and approve executing the roofing proposal.
2. Do not approve proceeding with roof replacements and provide staff direction.
3. Other action and direction to staff as determined by the City Council.

**Attachments:**

1. Signed Interlocal Purchasing Agreement
2. RFP specification sheet
3. Executive Summary from 4T Partnership (BEST program representative)
4. Low Proposal Summary
5. Duro-Last Acceptance Proposal

[TIPS ILA.pdf \(6,287 KB\)](#)

[City of Bryan RFP Multiple Sites Guidelines and specifications 10.25.21 .pdf \(633 KB\)](#)

[City of Bryan - Executive summary 12.06.21 HDF R2.xlsx \(3,734 KB\)](#)

[LOW PROPOSAL RBT.pdf \(136 KB\)](#)

[11-18-2021 Duro-Last Roofing Proposal for the City of Bryan.pdf \(593 KB\)](#)

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