



Staff Report

August 15, 2022 Council Workshop Meeting

Library Roof Replacement Contract

Presenter: Will Noonan, Public Works Operations Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7983	wnoonan@cityofcamas.us

BACKGROUND: The current roof was installed on the Library with the major renovations that took place in 2003. At that time, concrete tiles were installed over a single layer of tar paper. The concrete tiles are porous, not watertight. Approximately five years ago, the Library started getting leaks. Last fall there was a significant leak which led to tarping part of the roof so repairs could be made. At that time, it was discovered the tar paper was compromised and water had soaked through the underlying plywood. The tiles and tar paper on the roof have reached the end of their life and based on inspections there is rot throughout the underlying plywood. The Meng Facilities Condition Assessment completed in late 2021 confirmed this condition and recommends replacing the roof, removing the rotten plywood and installing a new high-quality vapor barrier.

SUMMARY: The City utilized the OMNIA Co-op purchasing agreement to contract with Garland/DBS, Inc. who will provide contract oversight on the project. Garland/DBS provided the attached Scope of Work to complete the Library Roof Replacement Project. This project includes removing all the existing concrete tiles, tar paper and inspecting the plywood deck for dry rot. Any areas of plywood dry rot will be removed and replaced with new decking. The contractor will install a high-temperature underlayment seal and then a 24-gauge standing seam metal roof. All the undersized gutters and copper soffits will also be replaced with this project, including any necessary masonry work. The total cost including sales tax is estimated to be \$1,112,210; however, this cost may vary depending on how much decking needs to be replaced.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

Inform Council of the needed work and review the professional services agreement and scope of work with Garland/DBS.

What's the data? What does the data tell us?

Inspections completed by staff and contractors identifies the need for a new roof. Additionally, the Facilities Condition Assessment from Meng lays out the present condition and recommended steps forward.

How have communities been engaged? Are there opportunities to expand engagement?

Library staff have been involved in the contracting process including selection of materials, colors, etc.

Who will benefit from, or be burdened by this agenda item?

The City operations crew, library staff and Patrons.

What are the strategies to mitigate any unintended consequences?

A thorough inspection by Meng assisted in recommending the improvements. Garland/DBS will inspect the construction process.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

N/A

Will this agenda item improve ADA accessibilities for people with disabilities?

N/A

What potential hurdles exists in implementing this proposal (include both operational and political)?

City staff and Garland/DBS will be in constant communication with each other and the contractors. We will work together to minimize the impact on the library operations.

How will you ensure accountabilities, communicate, and evaluate results?

City staff and Garland/DBS will review inspection reports and contractor progress closely.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

This project supports the City's goal to provide preventative maintenance and improve operations.

BUDGET IMPACT As discussed above, the cost estimate to complete this work is \$1,112,210, including Sales Tax (\$1,026,024 without tax). Overall, funding for this item will be discussed and allocated in the Fall Omnibus. Library Staff has also submitted a Library Capital Improvement grant application to the Department of Commerce that could be used to offset some of the City's expenses. Staff will keep Council informed regarding the Grant status.

RECOMMENDATION: This item is for Council's information only. The proposal for the Library Roof Replacement Project has also been placed on tonight's Consent Agenda for the Regular Council Meeting. This is a priority project due to the necessity of replacing the roof as soon as possible.