

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 9, 2025

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Joshua Burman, Director of Public Works

**Topic:** Award Contract to Restore Roofs for Police, Fire, and Landscaping and Maintenance Facilities

### PURPOSE

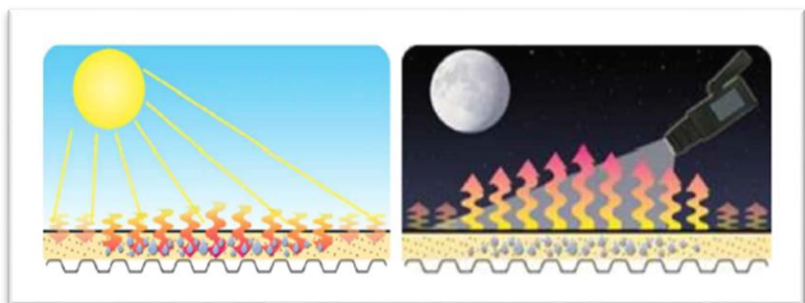
The Public Works Department requests Village Board approval to waive competitive bidding and enter into a contract with Weatherproofing Technologies (WTI) a subsidiary of Tremco of Beachwood, OH, to restore the roofs at the Landscape and Maintenance Building (LMB) located at 18355 Pierce Avenue and the Police and Fire Facility (PFF) located at 17950 Dixie Highway.

During the past 20 years, the Village has not performed any significant roof maintenance on these facilities other than occasional spot repairs. These temporary fixes have resulted in issues such as damaged ceiling tile because of the continued water leak issues, but have not addressed the underlying deterioration of the roof systems. Since the cost of a full tear-off and roof replacement is substantial, Public Works recommends utilizing Tremco's proven restoration system to extend the useful life of these roofs.

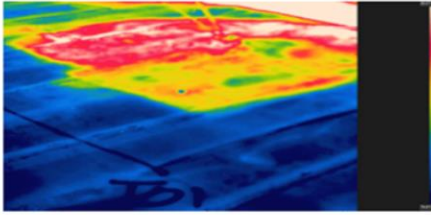
### PROCESS

In early August, WTI conducted infrared roof surveys at the LMB and the PFF to evaluate roof conditions. Infrared scanning works by spotting temperature differences in a roof. Wet insulation heats up more during the day than dry insulation, and at night it cools down differently.

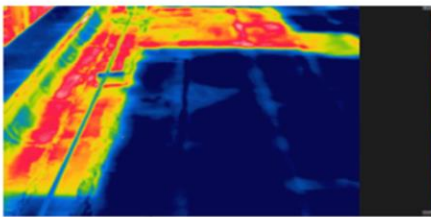
An infrared camera picks up these changes, showing where water has leaked under the roof. Once those spots are identified, WTI marks them with paint and double-checks the results using small test cuts or a moisture meter. This process pinpoints exactly where water damage has occurred, helping decide which sections of the roof need full replacement and which areas can simply be repaired.



## VILLAGE OF HOMEWOOD



Thermogram T-01



Thermogram T-02



The infrared survey identified only limited sections of each roof that require full tear-off and replacement, while the majority can be preserved through restoration with the Tremco coating. Once these localized replacements are complete, Tremco's liquid-applied roofing system will be applied over the entire roof surface, sealing both new and existing areas into a seamless, watertight barrier.

Facility	Total Roof Area (sq ft)	Tear Off Required (sq ft)	Percentage of Roof Requiring Tear Off
PFF (Police & Fire)	17,980	1,691	9.40%
LMB (Landscape/Maintenance)	3,446	573	16.6%

### OUTCOME

Approval of this project will extend the service life of both the Police and Fire Facility roof and the Landscape and Maintenance Building roof by an estimated 10 to 20 years, preventing further deterioration and avoiding costly premature replacements. By targeting only those roof areas confirmed as compromised, the Village maximizes value by investing in restoration where appropriate and replacement only where necessary.

This hybrid approach directly reduces lifecycle costs: the Village avoids full roof replacement expenses, controls maintenance costs, and improves energy efficiency. The project also aligns with the Village's asset management strategy, ensuring proactive facility maintenance and protecting critical public buildings that house essential services.

## VILLAGE OF HOMEWOOD



### FINANCIAL IMPACT

- **Funding Source:** General Capital
- **Budgeted Amount:** \$615,000.00
- **Cost:** \$542,460.89

### LEGAL REVIEW

None

### RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilizing a cooperative purchasing program; and, authorize the Village President to enter into two (2) contracts with Weatherproofing Technologies, Incorporated (WTI), for roof restoration at the Landscape and Maintenance Building located at 18355 Pierce Avenue and the Police and Fire Facility located at 17950 Dixie Highway, in a total amount not to exceed \$542,460.89.

### ATTACHMENT(S)

- Previous Customers
- Infrared Roof Scans
- Proposal for Fire and Police Facility
- Proposal for Landscaping and Maintenance Facility