



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 9, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Ratification – Emergency Restoration Services at the Lawrenceville Arts Center (Bailey Roofing and Restoration LLC)
Department:	Facilities Maintenance
Date of Meeting:	Wednesday, September 9, 2026
Fiscal Impact:	Not to Exceed \$300,000
Presented By:	Kenneth Morris, Purchasing Director
Action Requested:	Ratification of the City's emergency selection of Bailey Roofing and Restoration LLC to perform emergency restoration services at the Lawrenceville Arts Center following a pipe burst and resulting flooding, in the amount not to exceed \$300,000.00.

Summary: On May 3rd, the Lawrenceville Arts Center experienced a significant flooding event caused by a sprinkler pipe burst. The incident required an immediate response to mitigate further damage to the facility, contents, finishes, and building systems and to begin restoration activities. Due to the emergency nature of the incident, pursuant to Article IX, Section 2-274, City Management approved of the Facilities Maintenance Director's choice of Bailey Roofing and Restoration LLC to provide the necessary emergency restoration services.

Bailey Roofing and Restoration LLC was selected to respond to the emergency and perform work necessary to stabilize the affected areas and restore the facility. The work has included: water extraction and drying, removal of damaged materials, demolition of affected areas, moisture remediation, repairs to walls, ceilings and finishes, and other restoration work required as a result of the pipe burst. Final scope and cost will be documented by the department and Purchasing prior to or concurrent with contract/payment processing.

Background: Because the flooding created an immediate threat of additional property damage and disruption to City operations, waiting for the City's normal competitive procurement process could have increased the extent and cost of the damage. Staff therefore proceeded with the immediate selection of Bailey Roofing and Restoration LLC in order to mitigate the incident and protect City

property and. Council ratification is requested to formally approve the emergency procurement and associated expenditure.

This request is presented as an emergency procurement/ratification based on the immediate need to protect City property and prevent additional damage following the pipe burst. Purchasing will document the emergency circumstances, contractor selection, scope of work, pricing, insurance and other applicable procurement requirements in the procurement file. Any work beyond the documented emergency scope should be reviewed and approved in accordance with the City's purchasing requirements before additional work is authorized.

Bailey Roofing and Restoration LLC was selected based on its ability to respond to the emergency, availability to perform the required restoration work, and its experience with emergency restoration. Supporting documentation, including the contractor's proposal/estimate, insurance documentation, and emergency response records, will be maintained in the procurement file.

Fiscal Impact: The estimated cost of the emergency restoration should not exceed \$300,000.00. Funding is proposed from Facilities Maintenance General Operating budget (1001565-522223) and from 2023 SPLOST (326156-541000). The final amount will be based on the documented scope of emergency restoration work and any properly authorized changes required to complete the restoration.

Concurrences: Staff recommends that City Council ratify the City's emergency selection of Bailey Roofing and Restoration LLC to perform emergency restoration services at the Lawrenceville Arts Center following the pipe burst and resulting flooding, in an amount not to exceed \$300,000.00, subject to final documentation, applicable contract requirements, and City Attorney review as appropriate.

Attachments/Exhibits:

- Aurora Theater Downtown Lawrenceville – Xactimate – Pages 2-16.pdf
- LAC Emergency procurement Approval – M. Fischer.pdf
- Invoice_5850_from_Bailey_Roofing__Restoration_LLC.pdf
- Invoice_5849_from_Bailey_Roofing__Restoration_LLC.pdf
- EFT 2 – 13860_6296_N.pdf
- Invoice_5868_from_Bailey_Roofing__Restoration_LLC.pdf