



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 13, 2021

SUBJECT: Approve purchase from CBS Roofing Services, A Division of CBS Mechanical, Inc. for the roof replacement for Capital Improvement Project FC2102 Roof Replacement at Fire Station #1, at 8001 Shadywood Dr., in the amount of \$196,999.00 through The Interlocal Purchasing System (TIPS) Contract No. 210603.

PRESENTER: Chris Amarante, Director of Facilities & Construction

SUMMARY:

City Council is being asked to approve a purchase from CBS Roofing Services, A Division of CBS Mechanical, Inc. for the roof replacement for Capital Improvement Project FC2102 Roof Replacement at Fire Station #1, at 8001 Shadywood Dr., in the amount of \$196,999.00 through TIPS Contract No. 210603. Due to the volatility and long lead times in the roofing manufacturing industry, the City is being requested to add a twenty percent contingency to the bid amount to cover any potential cost increase for materials only.

GENERAL DESCRIPTION:

The Facilities & Construction Department, with the assistance of a roofing consultant, ARMKO Industries Inc., solicited and received bids from three (3) roofing contractors using The Interlocal Purchasing System (TIPS). The project will include overlaying the existing roof at Fire Station #1 with a Thermoplastic polyolefin (TPO) single-ply roofing system. As part of the roofing project the contractor will perform exterior waterproofing on all caulked wall joints and capstone joints. Also, all of the rooftop package units will be raised to be within code compliance and warranty. Notice of the city's intent was issued to the qualifying contractors by Armko Industries Inc. Our consultant received the following three bids:

- CBS Roofing Services
- Tri-Lam Roofing
- Progressive Roofing

Armko Industries, Inc., along with the Facilities & Construction Department, reviewed each proposal and selected CBS Roofing Services. Their base bid is \$169,999.00. A contingency of \$25,000.00 is included for materials only to be added to the base bid to cover any potential cost increase. The pricing of the materials will not be determined until they are ready to be shipped. Manufacturing of the roofing materials is expected to take up to 12 months. The City has the right to terminate the agreement if the contingency amount is not sufficient to purchase the roofing materials. Funding for this project was approved in the FY 2020-2021 Adopted Budget in the amount of \$132,000.00. As part of



tonight's request, staff is also requesting approval of a revision to the project in the amount of \$64,999.00. Funding is available from project savings in project FC2104 Concrete Drive Repair at FS#2, FS#5, and Service Center of (\$29,505) and Facility Fund Reserves (\$35,494). Additional funding will be used to cover the additional cost of materials and other escalations in construction costs.

CBS Roofing Services references were checked and found to be favorable.

RECOMMENDATION:

Approve purchase from CBS Roofing Services, A Division of CBS Mechanical, Inc. for the roof replacement for Capital Improvement Project FC2102 Roof Replacement at Fire Station #1, at 8001 Shadywood Dr., in the amount of \$196,999.00 through The Interlocal Purchasing System (TIPS) Contract No. 210603.