

City Council Agenda Memo

From: Jared Thomas, Chief Building Official

Council Meeting: July 25, 2023

Subject: Resolution 23-057: Dacotah Bank Lower Roof Replacement

Presenter: Jared Thomas, Chief Building Official

Summary:

This Resolution will authorize the purchase and installation of a new 24 gauge standing seam roof on the lower portions of the building not covered in the previous resolution. The contract with Duro-Last, Inc. is provided through Interlocal Purchasing System (TIPS) Contract #210205 for a total of \$540,110.43. Insurance will pay for all of this cost with the exception of \$20,000. Staff recommends approval with funds utilized from the Capital Improvement Fund.

Background:

The steel roof at the Swiftel Center arena roof was damaged in the 2022 derecho. It was determined by Traveler's Insurance a complete new roofing system was needed. City Staff engaged local contractors to provide a permanent solution to the roof damage, but there was limited interest. Traveler's Insurance put us in contact with Woodall Companies of Murray, KY. Woodall Companies is a certified installer of the roofing industries leading products with a full portfolio of successful installations.

While onsite evaluating the Arena Roof, Woodall Companies was asked to evaluate the lower roof sections which hadn't been evaluated by our insurance provider. They noted several areas of concern and provided documentation to our insurance provider who agreed to pay a significant portion of the total replacement cost. It was recommended the lower roof sections be replaced with a similar standing seam roof for ease of replacement and visual appeal.

By utilizing The Interlocal Purchasing System (TIPS) we will enter into a contract with Duro-Last, Inc. The Duro-Last Roofing System will be installed by Woodall Companies, which is an authorized Duro-Last Contractor with elite contractor status based on quantity and quality of commercial installations.

Item Details:

This Resolution will authorize the purchase and installation of a 24-gauge standing seam roof. The proposed color is Blue; and if approved, the Arena Roof would be ordered to color match.

The roofing system consists of the following:

1. Exceptional Metals Ultra-Dek 24GA Snap Seam Trapezoidal Standing Seam panels.
2. All new Flashings & Trims
3. Gutters and Downspouts
4. Snow Guards
5. 20 year NDL weather tightness warranty

Legal Consideration:

City Attorney Britzman has reviewed the proposal and resolution.

Strategic Plan Consideration:

Fiscal Responsibility – The roof replacement will have minimal impact on daily activities and can be scheduled around planned event at the Dacotah Bank Center.

Sustainability – The roof replacement will provide a weather tight roof structure and extend the effective life of the building.

Financial Consideration:

Insurance has agreed to cover a majority of the cost; however, the remainder of approximately \$20,000 will need to be funded by the City. City Staff have identified savings in the CIP which would cover the shortfall.

Options and Recommendations:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

Staff recommends approval of the resolution as presented.

Supporting Documentation:

Resolution

Dacotah Bank Center – Scope of Work

Proposal

Interlocal Purchasing System (TIPS)