

# City Council Agenda Memo

**From:** Jared Thomas, Chief Building Official

**Council Meeting:** May 9, 2023

**Subject:** Resolution 23-046: Swiftel Center Arena Roof Overlay

**Presenter:** Jared Thomas, Chief Building Official

## **Summary:**

This Resolution will authorize the purchase and installation of a flute fill overlay re-roofing project for the Swiftel Center arena roof. The contract with Duro-Last, Inc. is provided through Interlocal Purchasing System (TIPS) Contract #210205 for a total of \$1,298,782.34.

## **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.

Woodall Companies provided the City with two solutions for the Arena Roof. Option 1) a complete removal and replacement of existing Steel Roof; and Option 2) a flute fill overlay option with a fully adhered roofing membrane. Both options are available through a national purchasing cooperative via the vendor Duro-Last, Inc.

City Staff reviewed both options and have chosen to proceed with Option 2 for a few reasons:

- Option 2 is less expensive and falls within replacement cost value (RCV) determined by insurance.
- Option 2 has less lead time and quicker installation time.
- Option 2 includes an overall increase in the insulating R-value of the roof.
- Option 2 will have less impact on the existing structure and grounds during installation.

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 flute fill overlay re-roofing project for the Swiftel Center arena roof, with a 20-year warranty. The roofing system would consist of the following:

1. 1.75" flute filler insulation.
2. 1.5" poly-iso substrate, installed over the existing steel and flute fill insulation.
3. Fully adhered roofing membrane.

**Legal Consideration:**

City Attorney Britzman has reviewed the proposal and resolution.

**Strategic Plan Consideration:**

Fiscal Responsibility – The roof overlay project is less expensive than full replacement, minimal impact on daily activities and can be scheduled around planned event at the Swiftel Center.

Sustainability – The roof overlay project will increase the insulating value of the roof and provide a more cost effective roof to maintain in the future.

**Financial Consideration:**

The project cost falls within the replacement cost value (RCV) that was approved by the City's insurance provider.

**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

Proposal

Interlocal Purchasing System (TIPS)