



PURCHASING ITEM FOR COUNCIL AGENDA

1. Agenda Item Number:

28

2. Council Meeting Date:

January 11, 2007

TO: MAYOR & COUNCIL

3. Date Prepared: December 27, 2006

THROUGH: CITY MANAGER

4. Requesting Department:

Community Services, Building & Facilities Division

5. SUBJECT: Approve purchase of roofing repair service from Pioneering Roofing Company utilizing the Maricopa County Contract No. 04125 for the repair of the Center for the Arts facility roof in the amount not to exceed \$120,000.

6. RECOMMENDATION: Recommend the purchase of roofing repair service from Pioneering Roofing Company utilizing the Maricopa County Contract No. 04125 for the repair of the Center for the Arts facility roof in the amount not to exceed \$120,000.

7. HISTORICAL BACKGROUND/DISCUSSION: The roof at the Chandler Center for the Arts has several areas where the material has de-laminated and some of the substrate decking has deteriorated. There have been some minor leaks due to this. The entire roof needs to be recoated with an Elastomeric fabric material to eliminate any further leaking and damage to the interior of the Arts Center. The Center for the Arts was built in 1989 and the roof has been spray coated once in 1997. This roof will carry a five-year labor and materials warranty and an additional five-year material only warranty. With proper maintenance and care this roof should last in excess of ten years.

Per the Intergovernmental Agreement with Chandler Unified School District (CUSD), one half of capital costs will be paid by CUSD. At the present time the city owes CUSD \$220,000 for parking lot improvements under that IGA. CUSD's share of this roof work (\$60,000) will go toward that debt. Center operations will continue as normal during the roof repair.

8. EVALUATION PROCESS: The roofing repair and maintenance has been bid by Maricopa County and a contract awarded to Pioneer Roofing Company. The use of the Maricopa County contract (a SAVE Purchasing Cooperative member) eliminates the cost of going out for bid, and reduces the lead-time in obtaining the service/products. City staff recommends utilization of this contract for the repair of the roof at the Center for the Arts facility.

9. FINANCIAL IMPLICATIONS: Funds for this project will be paid from the Building and Facilities Division operating budget: 101-3200-6211.

10. PROPOSED MOTION: Move to approve the purchase of roofing repair service from Pioneering Roofing Company utilizing the Maricopa County Contract No. 04125 for the repair of the Center for the Arts facility roof in the amount not to exceed \$120,000.

APPROVALS

11. Requesting Department

Gary Hargis, Building & Facilities Superintendent

12. Department Head

Mark M. Eynatten, Community Services Director

13. Procurement Officer.

Thomas W. North, CPPB

14. City Manager

W. Mark Pentz

AGREEMENT
TO PROVIDE SERVICES
PURSUANT TO MARICOPA COUNTY CONTRACT

This Contract is made and entered into by and between the City of Chandler, Arizona, a municipal corporation, hereinafter called the City, and Pioneer Roofing Company, hereinafter called the CONTRACTOR.

WITNESSETH:

WHEREAS, the CONTRACTOR has contracted with Maricopa County to provide Roofing Repairs and Maintenance No. 04125-S (the Maricopa County Contract); and

WHEREAS, the City wishes to engage the CONTRACTOR to provide services set forth in the Maricopa County Contract; and

WHEREAS, pursuant to A.R.S. § 41-2632, cooperative language is provided in the Maricopa County bid document permitting other government entities to engage contractors under the terms of the contract the Contractor entered with Maricopa County.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained, it is hereby agreed by and between the City and the CONTRACTOR as follows:

1. Scope of Work. The CONTRACTOR shall provide the following services and materials: For the repair of the City's Center For the Arts roof as shown in Exhibit A, attached hereto and incorporated herein by reference and all in accordance with the specifications and details contained in the Maricopa County Contract No. 04125-S:
2. Completion of Work. The CONTRACTOR shall complete work in accordance with schedules agreed on between the CONTRACTOR and Building & Facilities Division.
3. Payment. The City shall pay CONTRACTOR in an amount not to exceed the sum of One Hundred Twenty Thousand Dollars (\$120,000) for the repair services and/or materials provided, in accordance with the unit prices set forth in Exhibit B.
4. Terms of State Contract Apply. All provisions of the Maricopa County Contract are incorporated in and shall apply to this Contract as though fully set forth herein with these exception that any reference to Maricopa County shall be deemed to mean the City. This includes, without limitation, the requirement to name the City as an additional insured.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names this _____ day of _____, 200__.

CITY OF CHANDLER:

By: _____
Mayor

APPROVED AS TO FORM:

City Attorney *JSC*

ATTEST:

City Clerk

CONTRACTOR:

By: *Robert Bueh* 12/19/06
Title: *President*

ATTEST: (If corporation)

Robert Bueh
Secretary
OR

WITNESS: (If individual or Partnership)

[CORPORATE SEAL]

Exhibit A: SCOPE

CONTRACTOR shall replace roofing materials on the Center for the Arts Building, located at 250 N. Arizona Ave., Chandler, AZ

Pioneer Roofing Co, Inc. shall to perform all work described herein according to the following specifications:

1. Erect fall protection system as per O.S.H.A. requirements and erect a controlled access zone for the protection of the public or tenants of the building.
2. Remove all loose and flaking coating from the existing roof surface to a tight condition. Any foreign materials embedded in the existing coated surface shall be removed so as to prevent a "Tenting Effect" of the new roof restoration coating system.
3. Pressure wash existing roof surface with a biodegradable cleaner in preparation of the roof coating system.
4. Apply Pro-Tech Products AMP Surface Conditioner at the rate of 1.5 gallons per 100 sq. ft. and immediately embed 40" wide Tietex polyester fabric into wet material. Ensure fabric is saturated and no wrinkles, voids, or tenting of fabric is present.
5. Apply a second application of Pro-Tech Products AMP Surface Conditioner at the rate of 1 gallon per 100 sq. ft. to totally encapsulate polyester fabric and allow to dry.
6. All perimeter wall flashings, roof edges, equipment curbs, etc... shall be 3 coursed utilizing 6" or 12" polyester fabric and Pro-Tech Products AMP Surface Conditioner. At wall flashing details, fabric shall extend a minimum of 2" out onto roof deck.
7. All existing vertical penetrations shall be 3 coursed utilizing Pro-Tech Products Super Putty and polyester fabric.
8. At parapet walls where the existing roof membrane has pulled away, 5 course with Pro-Tech Products Super Putty and polyester fabric.
9. At thru wall scupper overflow detail, remove deteriorating tile facade on roof side of parapet wall and seal to a watertight condition.
10. Apply basecoat application of Pro-Tech Products EC-100 acrylic elastomer coating at the minimum rate of 1.5 gallons per 100 sq. ft. and allow to dry. Color to be gray or tan.
11. Apply topcoat application of Pro-Tech Products EC-100 acrylic elastomer coating at a minimum rate of 1.5 gallons per 100 sq. ft. and allow to dry. Color to be white on east and west roof areas, and tan on high center roof.
12. Install a new metal counter flashing extension at skylight located on the low east roof deck.
13. Clean job site of all roof related material and haul away.
14. CONTRACTOR will provide a five (5) year Manufacturer's material and workmanship warranty.

Ponding of water on existing roof will not be corrected by installing above roof system. CONTRACTOR does not anticipate ponding, however some ponding may occur.

The City will be responsible for the removal for all existing satellite dishes and cables, lighting rod cables, pads and posts.

Exhibit B:
Pricing:

Price to perform above specification is \$94,607.00 plus \$4,796.58 sales tax, for a total of \$99,403.58.
Excludes: permit, lightning rods, and satellite moving or alignment.

Deteriorated insulation and deck will be replaced at an additional cost on a time and material basis. Labor to be billed at a rate of \$55.00 per hour plus material cost plus 10%.