

## MEMORANDUM

To: Members of the City Commission

From: Lisa Agnor, City Manager

Date: July 24, 2015

Subject: Bid No. 2015/LIBRARY ROOF

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Five vendors received bid packets for the replacement of the roof on the Marshall Public Library building, and one timely response was received. Bids were opened at 10:00 a.m. on Tuesday, July 14, 2015 in the second floor conference room of City Hall.

A summary of the bid proposal is as follows:

- 1) **Curtis-McKinley Roofing & Sheet Metal, Inc.** presented a **Base Roof Proposal** per bid specifications of **\$153,683.00**. The work to be performed under this base proposal is to remove the existing roof system down to the structural deck and install the new roof system according to the specifications provided by the City.

This company also presented an **Alternate Roof Proposal** of **\$89,000.00**. The work to be performed under this alternate proposal is to install an overlay system over the prepared existing roof. Core samples were taken of the roof and found one existing roof layer which is comprised of a built-up roof with gravel over ½ inch perlite, over a vapor barrier, over 3 ½ inch perlite on a metal deck. This new system is considered one additional roof layer and is acceptable per building code. This new system also qualifies for a 20-year manufacturer's warranty. A detailed description of this alternate proposal is attached.

### Staff Recommendation

After consultation with the Director of Support Services, it is the Staff recommendation that the City Commission accept the alternate bid proposal submitted and award Bid No. 2015/LIBRARY ROOF to Curtis-McKinley Roofing & Sheet Metal, Inc.

**From:** Jack Redmon  
**Sent:** Monday, July 20, 2015 11:35 AM  
**To:** Lisa Agnor  
**Subject:** Fwd: Marshall Library Roof System description

Sent from my iPhone

Begin forwarded message:

**From:** David McKinley <[davidmck@curtismckinley.com](mailto:davidmck@curtismckinley.com)>  
**Date:** July 20, 2015 at 9:29:02 AM CDT  
**To:** <[redmon@marshalltexas.net](mailto:redmon@marshalltexas.net)>  
**Subject:** Marshall Library Roof System description

Mr. Redmon,

Per our discussion, this is a description of the roof system as offered in our Alternate Roof Proposal:

- We will remove the existing gravel surfacing from the roof and dispose off site.
- We will remove the existing copper wall cap flashing from the perimeter of the roof. This will be stored on the roof for re-installation after the new roof is complete.
- We will remove existing roofing materials around the eight (8) roof drains and re-work with new tapered insulation to improve drainage into the drains.
- Over the entire roof area we will install a new 1/8" cover board which is mechanically attached with screws to the structural metal deck below.
- Over the cover board we will install a 2-ply modified bitumen membrane system.
- We will replace flashings on all vents, drains, plumbing pies, etc with new flashings.
- We will re-install the copper cap flashing at perimeter of roof. This will allow the building to retain its current appearance from the ground after we are complete.
- Curtis-McKinley will provide a 2-year corporate warranty to repair leaks. The roof system manufacturer will provide a 20-year warranty.
- This overlay system is considered one additional roof layer. The existing roof system is considered one roof layer. After new roof installation there will be two layers of roof on this building, which is the maximum allowable by standard building code.
- We anticipate a 3-week duration from start to finish. There will be minimal disturbance to the library's operations. The sound of screws being drilled through the metal deck and men walking on the roof will be heard inside. We will also need an area of the parking lot adjacent to the building for material storage and roof access. Ideally this will be the back, East side of the building.

If you have any questions about this system, please let me know.

**David McKinley**  
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