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Memorandum

To: Honorable Mayor and City Council
From: Wm. H. Cohrs, III
Re: Coweta Library Roof
Date: August 20, 2019

BACKGROUND

The City has been dealing with a leaking Library roof for too long. It seems that for every step we take forward we end up taking two or more backward. The City's consultant on the new roof design, (Terracon) provided plans and contract documents to place a new standing seam roof system on the east side of the building where the majority of problems have been occurring. While attempting to install the new metal panels it was discovered that there was in numerous places more than 2 inch variation between the bottom of the panel and the top of the deck. It appears these variations were created when the original addition was constructed. They are not visible and only became obvious during the installation of the first few panels. The standing seam metal panel Technical Representative had been on site twice during the installation of the insulation and moisture barrier, and had not mentioned an issue until he saw panels in place. The roof system manufacturer requires no more than a 1/8" variation in a 20 foot distance, for them to provide the watertight warranty. A Terracon representative along with a representative of A best Roofing, the city building inspector and myself, took measurements along a string line from the East face of the original building at the roof line, to the top of the roof at the east end of the new building. The deviations were noted over the entire roof, indicating it was going to be difficult to get the warranty that was specified in the contract.

As an alternate solution to the problem A-Best Roofing has offered to provide a TPO (Thermoplastic Pololefin) which is in a broad family of rubber roofing materials, over not only the east roof but also the west roof of the library. The proposed roofing system can have a rib attached to it making it appear that it is a standing seam metal roof. I have attached a copy of A-Best's proposal which has comments highlighted by Terracon. With this system the City would be provided a 20 year Manufacturer's Warranty, and would also gain the value of higher R-values (Energy Savings) over the majority of the facility. Our design consultant from Terracon is recommending this change in scope as the most viable solution to the problem.

The contractor is proposing to install the TPO roofing over both faces of the roof for the same price as included in their original bid.

STAFF RECOMMENDATION

Staff recommends that Council approve the change in scope of the project.

ATTACHMENTS

A-Best Proposal w/Terracon comments
Carlisle Sure-Weld TPO