

Quality Service Integrity



January 4, 2018

Missie Barletto
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Re: Life Guard Tower Roof change

Alternate #1- Standing Seam Kynar Finish Metal Roof System, 20 Year warranty.

Current Allocated Roof cost per Tower \$ 5,000.00

Change order increase \$1200.00 per tower. Warranty comes direct from manufacturer

Alternate #2- Standing seam Metal Finish non-Kynar coating 5 year Warranty.

Current allocated roof cost \$5,000.00 per Tower

Change order increase \$500.00 per Tower

Michael Goodwin
Project Director
Mobile: 954-658-0515

TO: Mayor and Commissioners
FROM: Enter Director, Sponsoring Department
THROUGH: Mark R. Lauzier, City Manager
DATE: January 23, 2018

..Title

DISCUSSION OF ROOFING MATERIALS AND COLOR PALETTE SELECTION FOR LIFEGUARD TOWERS.

..Body

Recommended Action:

..Recommendation

Discussion of preferred roofing material and choice of colors for each of the lifeguard towers.

..Body

Background:

During the Capital Improvement Program budgeting process, the City Commission chose to move ahead with reconstruction of all eight lifeguard towers on the City of Delray Beach (City) Municipal Beach. At the June 20, 2017 City Commission meeting, commissioners expressed a desire for each lifeguard tower to have different color choices and to have an artistic aesthetic to enhance the unique character of the City beach.

On December 11, 2017, Hartzell Construction Inc. was chosen to construct the lifeguard towers at a cost of approximately \$125,940 each, and a total project cost of \$1,164,978. In order to maintain the project on schedule, it is necessary to choose colors for the powder-coated aluminum shutters, siding of the cabin, trim and potentially for the roofing material.

During the December 11 Commission meeting, there was a brief discussion concerning roofing materials. In response to Commissioner inquiry following the December 11 meeting, Staff requested quotes from Hartzell Construction for replacement of the cedar shake roofing material included in the original bid with a standing seam metal roofing for greater durability. Staff requested two additional roofing quotes, one for a mill finish standing seam metal roof and the other for a Kynar 500 resin coated standing seam metal roof in either a solid color or green and white to match the pavilion and gazebos on the Beach Promenade. The quote received for the mill finish roofing material with no coating will increase the price per tower by \$500, or \$4,000 overall. This material carries a five-year warranty. The quote received for the Kynar 500 resin coated roofing material will increase the price per tower by \$1,200, or \$9,600 overall. The resin coated roofing material carries a 20-year warranty. Additional cost, if any, resulting from this decision will be taken from the approved contingency budget of \$60,464.

Staff recommends replacing the cedar shake roofing material with the Kynar 500 resin-coated roofing material for increased durability and reduced maintenance cost.

City Attorney Review:

N/A

Funding Source/Financial Impact:

The City Commission approved a contract with Hartzell Construction Inc. for \$1,164,978 on December 11, 2107. Funding is available from account number 334-22-000-522.62-14 - Capital Outlay Buildings Lifeguard Towers. Any changes to the roofing material are covered in the contingency budget for this project of \$60,464. Should the Commission choose to change the roofing material to resin-coated metal, the contingency will be reduced to \$50,894 and the cost per lifeguard tower will rise from \$125,940 to \$127,140. If the non-coated metal roofing is chosen, the contingency budget will be reduced to \$56,494 and the cost per lifeguard tower will rise to \$126,440 each. If the Commission chooses to retain the original bid for cedar shakes, there will be no impact to the project budget.

Timing of Request:

This decision is time sensitive. Due to roofing replacements as a result of Hurricane Irma, in-stock roofing materials are in low supply. Lead time for color choices that may not be available in stock is three to five weeks, which provides a risk that the project may not be completed on time should the materials order be delayed.