

CITY COUNCIL
Mayor Bill Stankiewicz
Reginald Jackson, Post 1
Marichal Price, Post 2
Fred Higgins, Post 3
George Bailey, Post 4
Theresa Strickland, Post 5

City of Hogansville



David Milliron, City Manager
Lisa Kelly, City Clerk
Jeff Todd, City Attorney

400 E Main St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: August 6, 2018

SUBMITTED BY: City Manager

AGENDA TITLE: PNC Roof Replacement – 111 High Street

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Ordinance (No. _____) | <input checked="" type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. _____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The roof of the PNC building needs to be replaced. This was a known issue when the City agreed to purchase the building with gifted funds from the Hogansville Charitable Trust. A private benefactor has committed \$177,000 towards the renovations of the PNC building for use as City Hall, so the roof repairs – just as the purchase of the building – can be completed at no cost to Hogansville taxpayers.

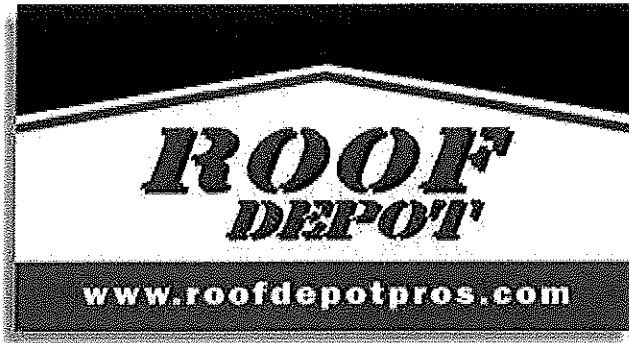
BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

None as the benefactor is making a cash donation of \$177,000 to the Hogansville Charitable Trust for tax purposes; the Charitable Trust would then pay for the roof repair. Bids ranged from a low of \$76,655 to a high of \$235,000.

STAFF RECOMMENDATION (Include possible options for consideration)

Quotes were obtained for a turn-key solution with 30-year warranty and the staff recommendation is to move forward with Rood Depot for \$76,755 with the caveat that any deteriorated wood would be an additional \$4.25 per square foot.

11260 Old Roswell Road
Alpharetta, GA 30009
Office: 770-205-1321
Fax: 770-205-6519
Prepared by: Lee Mullis
lmullis@roofdepotpros.com
Richard Terry
rterry@roofdepotpros.com
678-628-3946
July 31, 2018



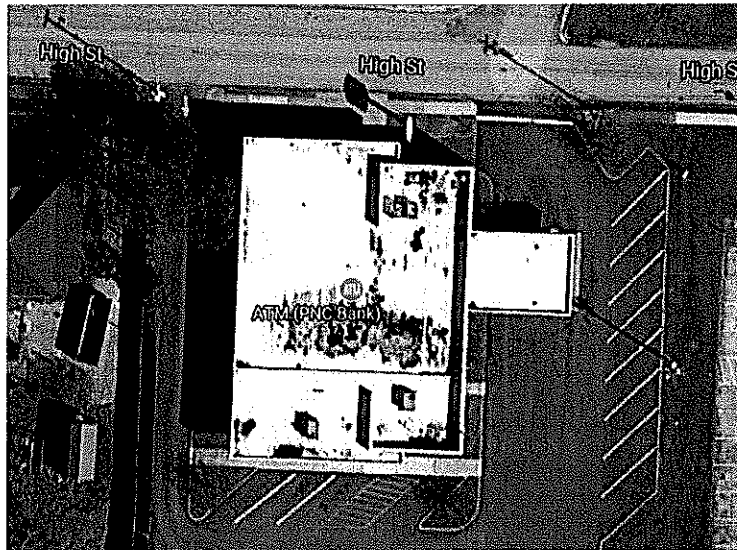
Atlanta Orlando Charlotte

111 High Street Building Hogansville, Ga.



Company: City of Hogansville
Contact: David Milliron
Ph: 706-637-8629
E-mail: david.milliron@cityofhogansville.org

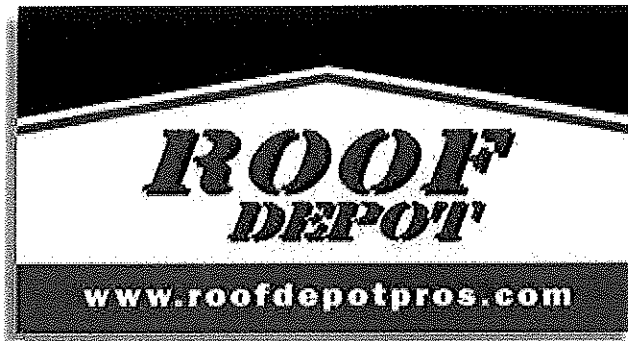
\$76,655



Scope of Work for Reroof

60 Mil TPO Roof System

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Atlanta Orlando Charlotte

111 High Street Building Hogansville, Ga.



We propose to supply labor and materials as needed to install a new TPO roof system as described below.

- 1) Pre-job meeting with owner representative to discuss any concerns and logistics.
- 2) Remove existing roof system and dispose.
- 3) Mechanically fasten polyisocyanurate insulation to meet the Ga. energy code requirements.
- 4) Mechanically fasten a 60 mil TPO membrane.
- 5) Install new penetration flashings, curb flashings and perimeter flashings.
- 6) Remove existing coping install membrane up and over wall and reinstall coping.
- 7) Owner to provide coordination of any roof top equipment that needs to be moved during installation.
- 8) 20-year manufacturer's Warranty and 2-year contractors labor warranty.
- 9) Includes all labor, materials, sales tax, delivery, lifting equipment and roof permit as required to provide a complete and water tight roofing system.

60 Mil TPO Roof System: Base Bid \$76,655

Unit Pricing:

- 1) Replace any deteriorated wood if needed. \$ 4.25 per sq. ft.

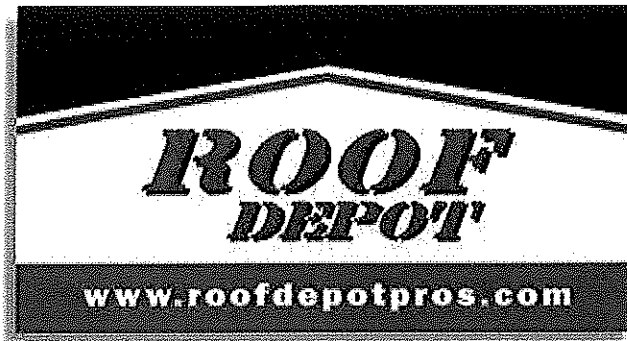
Exclusions:

- 1) Mechanical or electrical disconnections
- 2) Structural repairs on any wood components.
- 3) Removal of equipment from roof.
- 4) Lightning protection recertification.
- 5) Asbestos abatement

Note:

- The owner may elect to disconnect all units prior to roofing operations. If the owner elects not to disconnect any units, we will attempt to lift units and roof under without any disconnections. We will not be responsible for any damage due to non-disconnections.

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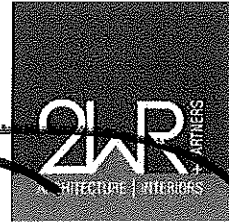


- Working with adhesives is, of course, a smelly job. We will work with you to eliminate this problem by coordinating the shutdown of ventilation intakes as we work around them.
- All noise from machinery is unavoidable. We will work with you to minimize interruptions as much as possible.
- Access must be provided for dumpsters (if required) to be set next to the building. We will also need access to load material via crane.

Terms: 40% upon material delivery and mobilization and balance upon completion.

Accepted by: _____ **Date:** _____

Bill Stankiewicz
City of Hogansville
400 East Main Street
Hogansville, GA 30230

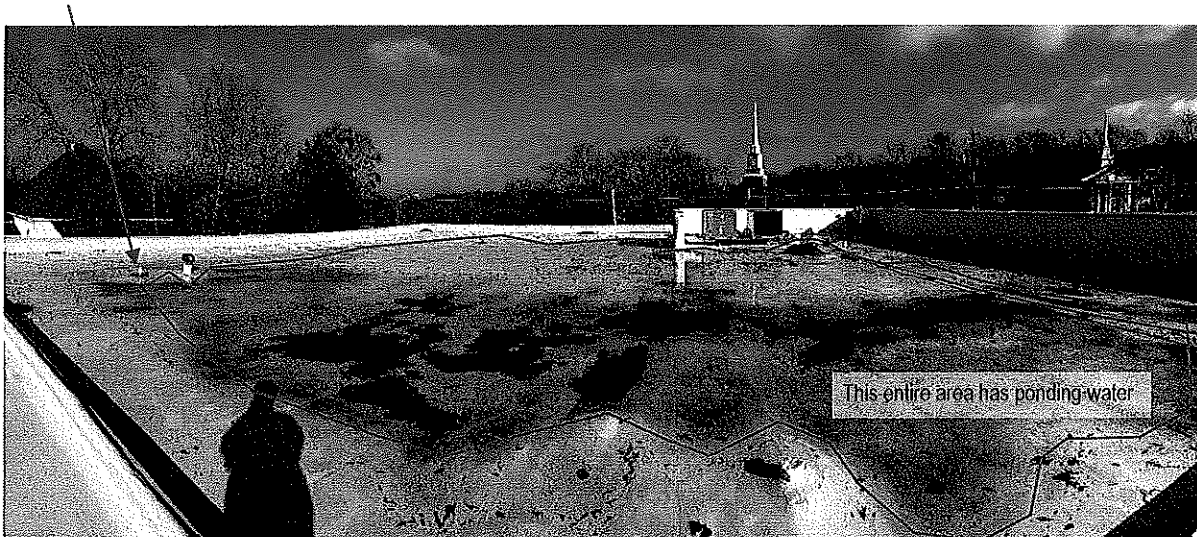


\$107,000

Dear Mayor Bill Stankiewicz:

We observed the condition of the PNC bank building located at 111 High Street, Hogansville, Ga on January 24, 2017. Our understanding is that the building was constructed 1969 and renovated and expanded in 1979. While the building appears largely in a good, maintained condition for its age, we were concerned about the conditions discovered on the roof.

Though the membrane itself has more life in it the installation is problematic, leaving large areas of ponding water. The insulation does not slope to direct water to the drains. Several soft spots were felt where insulation below has been compromised. The combination of the amount of water being retained along with the soft spots discovered leaves me concerned that some areas of the cementitious wood fiber plank roof deck may be compromised and portions may need to be replaced. This condition was observed in large areas of the roof and was not contained in an easily isolated portion.



Note: standing water over almost entire roof. The building has a sufficient number of drains however the insulation is not tapered to the roof drains. Drains inlets sit raised above the average surface height of the roof membrane. The red arrow points to one of the roof drains.

Our recommendation is that a new membrane roof should be installed with insulation sufficient to meet the current GA energy codes and properly tapered to insure rainfall flows to drains. We expect the tear off of the existing membrane and insulation and the installation of a new commercial grade TPO roof with tapered insulation to be @ \$16 a square foot installed. Based on the 6,672 square foot area of the building, we recommend that the city budget \$107,000 for replacement.

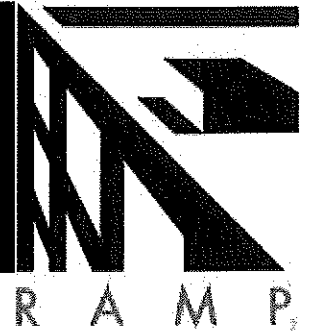
Signed,

A handwritten signature in black ink, appearing to read "Lee Martin", with a long horizontal flourish extending to the right.

Lee Martin, AIA LEED AP
Principal/Partner
2WR + Partners

The Garland Company, Inc.

Roof Asset Management Program



PNC Budgetary Wall & Roofing Assessment

\$180,000 to
\$235,000

Prepared By
Britt Grisham

Prepared For
David Milliron

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Facility Summary

Client: City of Hogansville

Facility: PNC Bank



Facility Data

Address 1	111 High Street
Address 2	-
City	Hogansville
State	Georgia
ZIP	30230
Type of Facility	Municipal
Square Footage	9,000
Contact Person	David Milliron

Asset Information

Name	Date Installed	Square Footage	Roof Access
Building Exterior (Wall & Roof)		9,000	Ladder Needed



Construction Details

Client: City of Hogansville

Facility: PNC Bank

Roof Section: Building Exterior (Wall & Roof)

Information			
Year Installed	-	Square Footage	9,000
Slope Dimension	:1:12	Eave Height	12
Roof Access	Ladder Needed	System Type	TPO





Photo Report

Client: City of Hogansville

Facility: PNC Bank

Roof Section: Building Exterior (Wall & Roof)

Report Date: 02/25/2018

Title: Building Exterior (Wall & Roof)

At the request of the City of Hogansville, I inspected the PNC Bank on January 4, 2018 to determine the over-all condition of the buildings exterior.

The report below includes pictures, areas of concern, along with solutions, budgets, and any warranty's from the contractor and manufacturer utilizing The Garland Company's US Communities contract.

This method provides the city with a single point of contact for the contract, scheduling, project management, quality control, overall liability, building solutions, and warranties. The Garland Company will be administering a competitive bid process for this project with the hopes of providing a lower market adjusted price whenever possible.

Please see below-

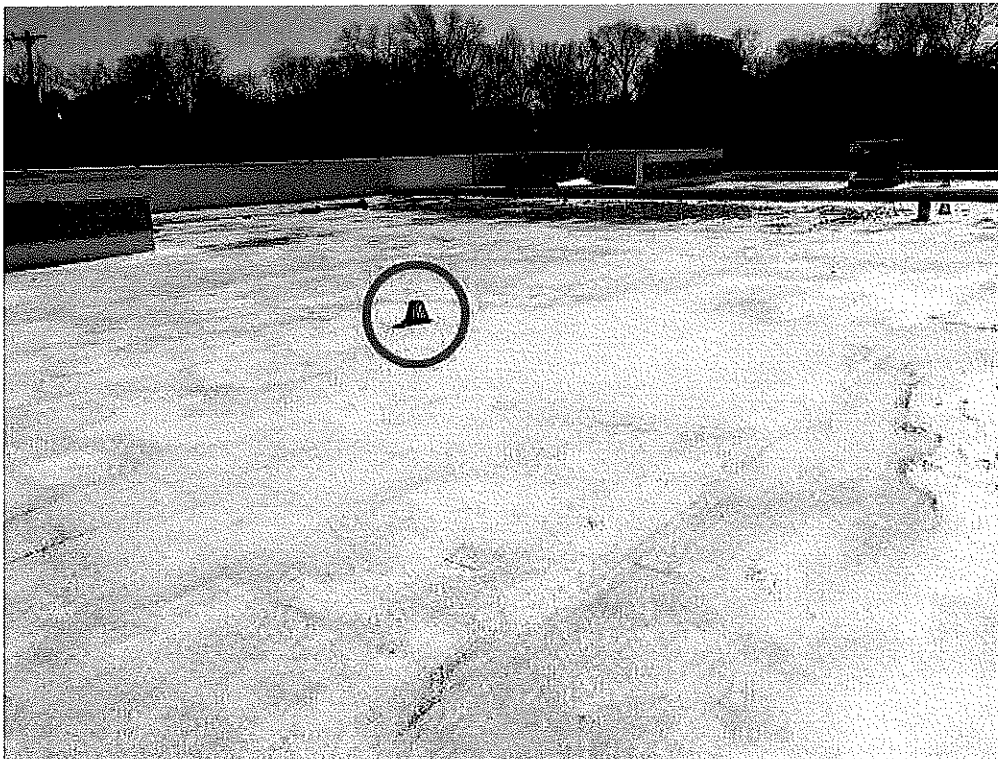


Photo 1

The existing roof is made up of a single-ply membrane either a TPO or PVC with internal roof drains.

Red circle shows single roof drain in the middle of the roof.

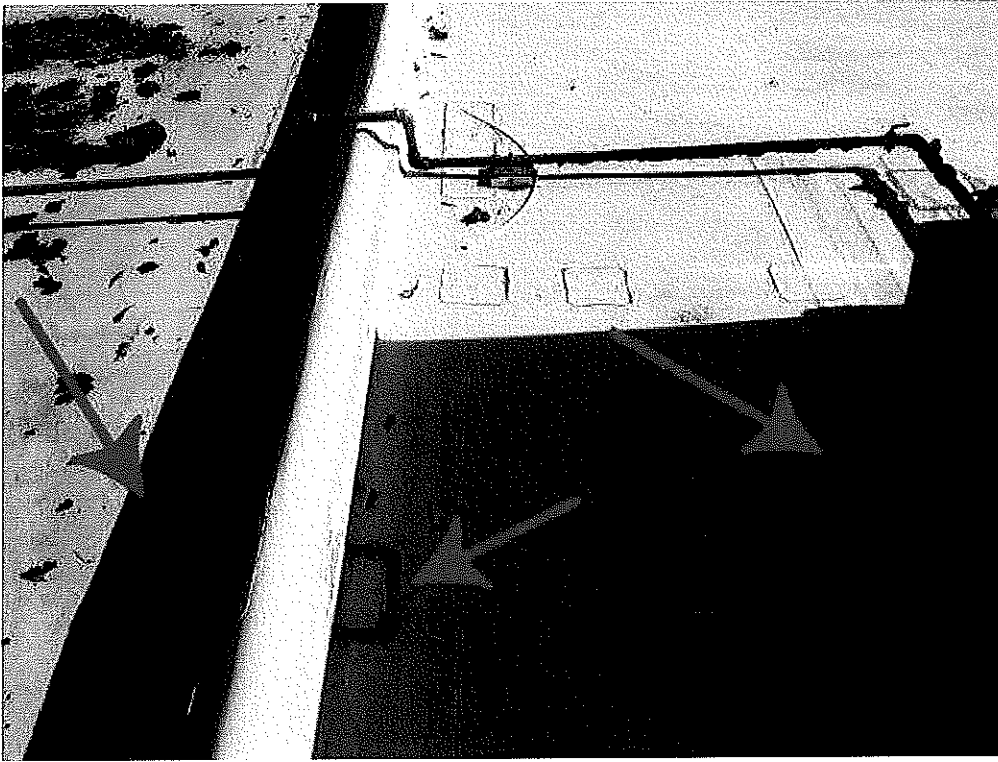


Photo 2

Dozens of temporary repairs have been made throughout sections the roof.



Photo 3

Large amounts of vegetation have taken root in low lying areas of the roof. This is due to ponding water. Ponding water occurs when the roofing system does not adequately shed rain water to the internal roof drains. Low lying areas will continue to add weight to the roofing system, compressing the insulation making ponding worse over time while adding undue weight to the building structure. This combined with vegetation growth, drastically shortens the life of a roof and can cause unsafe working conditions.

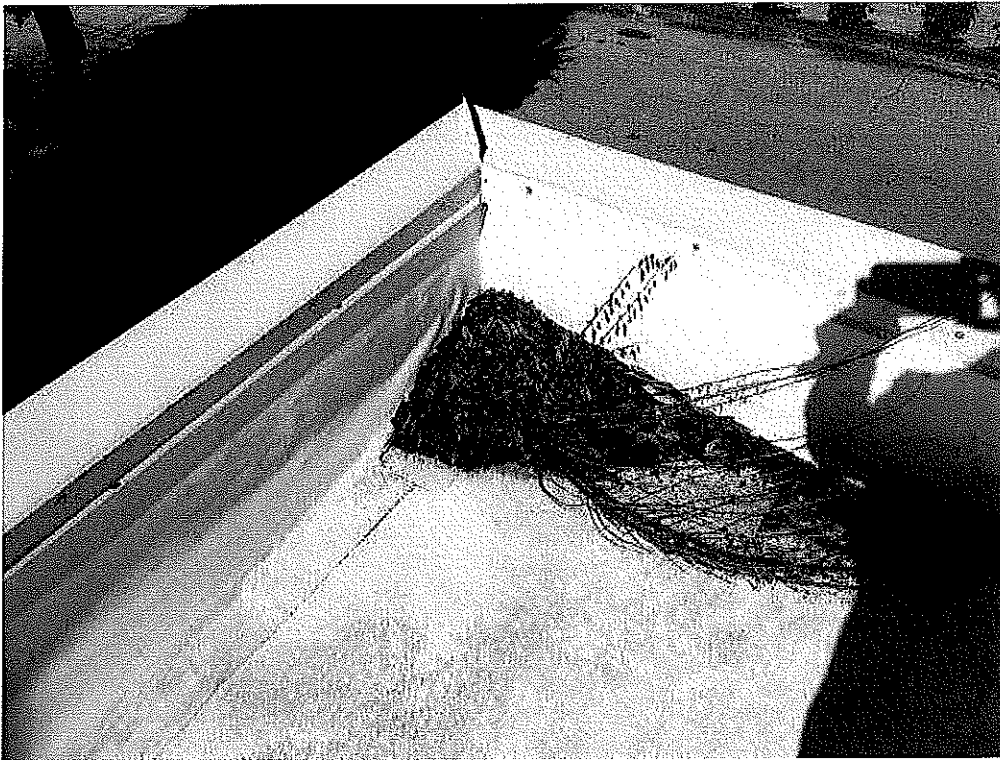


Photo 4

More vegetation.



Photo 5

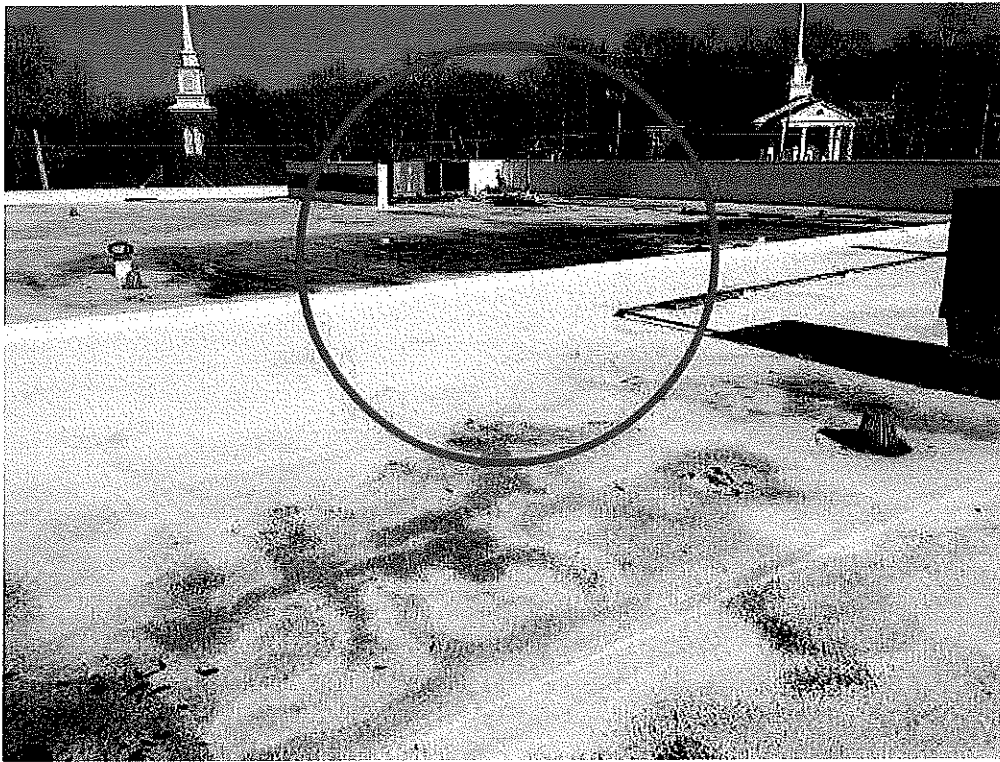


Photo 6

Red circle shows large area of ponding water.



Photo 7

Red arrow shows more ponding.

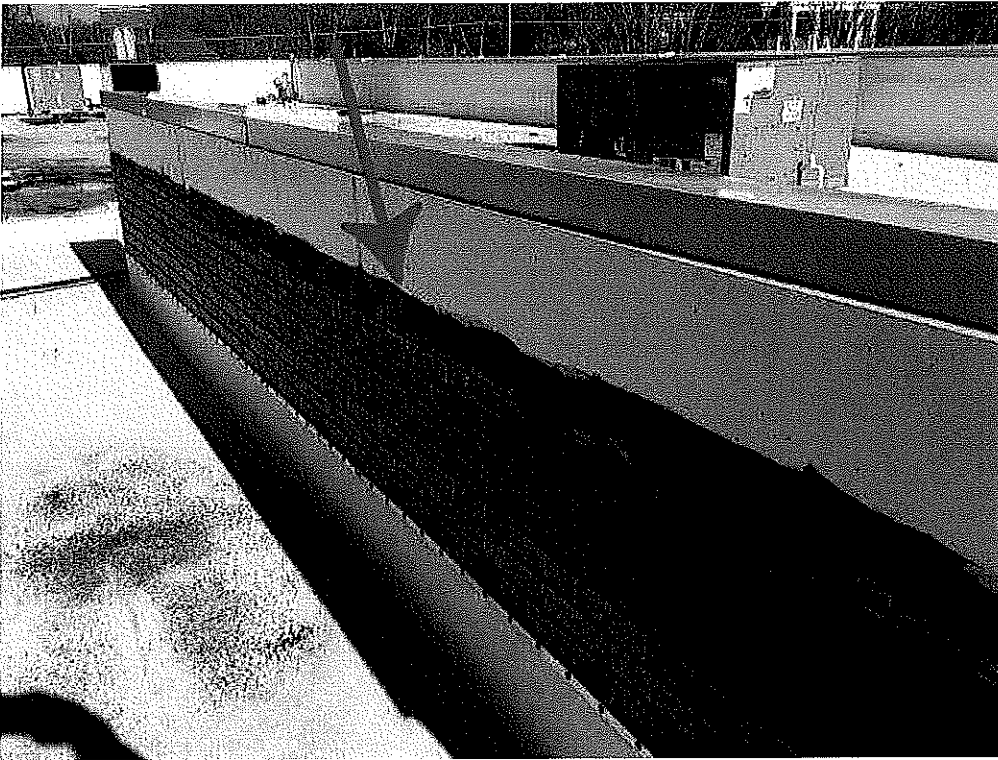


Photo 8

Attempts have been made to repair brick parapet wall.

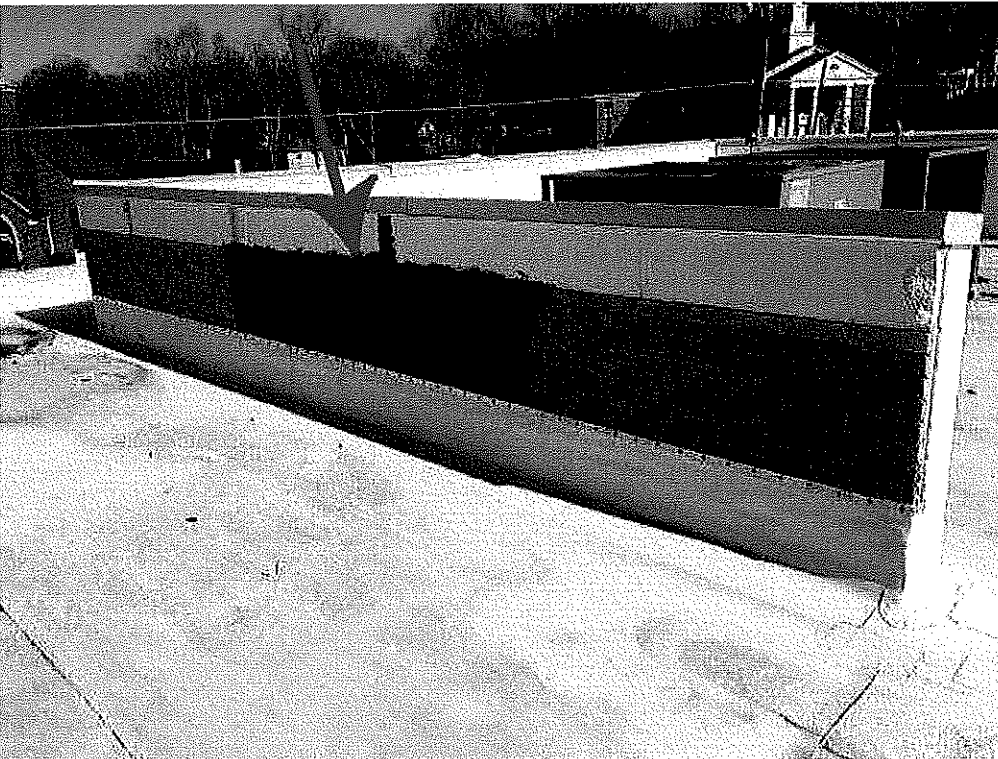


Photo 9

Another wall with temporary repairs.

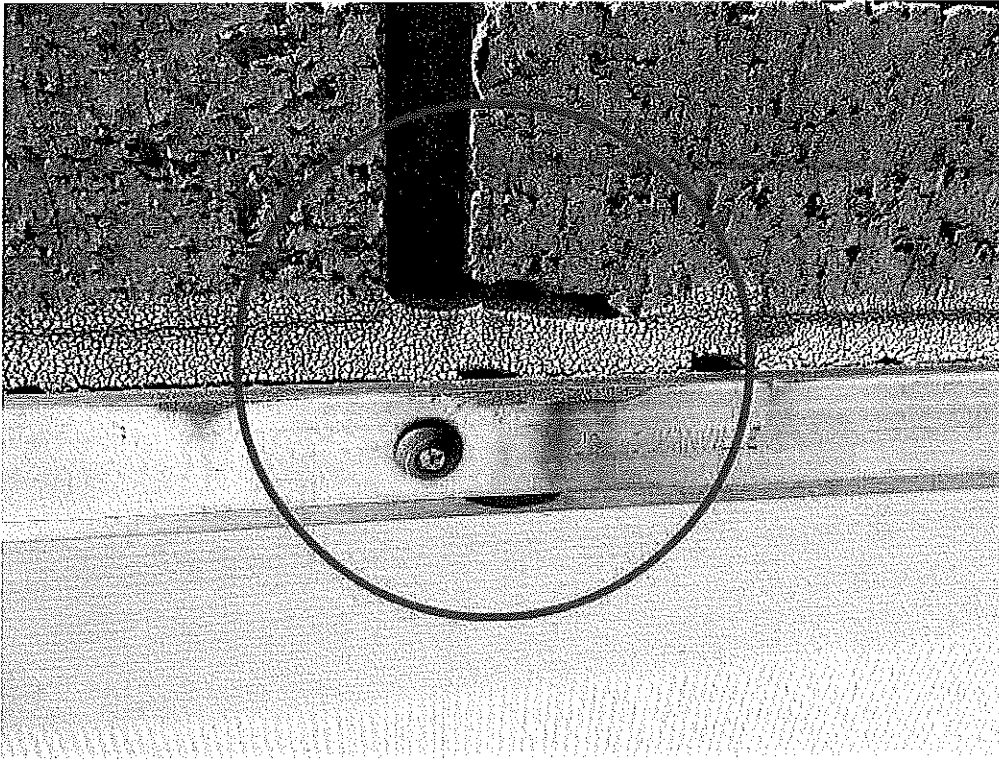


Photo 10

The metal plate that runs left to right just under the brick is called a turn bar. A turn bar is what anchors the single-ply to the wall. This method did not include a surface mounted counter-flashing which, when not used, exposes the sealant above the turn bar to the elements. Over time, it breaks down as seen here, and allows water to enter the building.



Photo 11

Red arrow shows where the sealant has deteriorated and come loose from the joint. Water can now easily enter into the brick wall weakening the system while causing leaks in the building.



Solution Options

Client: City of Hogansville

Facility: PNC Bank

Roof Section: Building Exterior (Wall & Roof)

Restore Options

Solution Option:	Restore	Action Year:	2018
Square Footage:	9,000	Expected Life (Years):	10
Budget Range:	\$30,000.00 - \$45,000.00		

Exterior Wall Restoration:

- Pressure wash removing all dirt, debris, contaminants, mold and mildew from building exterior
- Remove all old sealant from expansion, cove, and waterproofing joints
- Apply backer rod and caulk to any gaps larger than 1/4"
- Re-tuck any loose or missing mortar joints
- Apply (2) layers of sealant on building exterior
- Contractor to provide (2) YR workmanship warranty upon completion and acceptance
- The Garland Company to provide (10) YR material warranty upon completion and acceptance

Replace Options

Solution Option:	Replace	Action Year:	2018
Square Footage:	9,000	Expected Life (Years):	30
Budget Range:	\$180,000.00 - \$235,000.00		

Roofing Solution:

Full Tear Off & Replacement with Manufacturers 30YR Leak Free NDL Warranty-

- Remove existing roofing system down to decking
- Inspect decking for any damage and provide a per. sq. ft. cost for replacement
- Mechanically attach poly-iso insulation in accordance to engineered wind up- lift calculations and in accordance to meet R20 insulation
- Add crickets throughout roofing system to allow for adequate drainage to internal roof drains
- Add sumps to every internal roof drain
- Adhere 1/4" recovery board in accordance to engineered wind up-lift calculations
- Apply a 2 ply mod-bit roofing system in cold
- An engineered assessment of roof drainage will need to be done to determine if any additional roof drains are needed. A quote can be generated
- This budget is contingent upon no additional internal roof drains are needed
- Contractor to provide a (2) YR workmanship warranty at job completion
- The Garland Company to provide a (30) YR NDL leak free warranty at job completion and acceptance.