



## MAYOR AND COUNCIL COMMUNICATION

DATE: 11/15/2016

CONSENT ITEM #21

**TO:** Mayor and City Council  
**AGENDA ITEM:** Roof Repairs at Public Works Facility  
**SUBMITTED BY:** Rob Weldon, Public Works Director  
**REVIEWED BY:** Kristina Handt, City Administrator  
Cathy Bendel, Finance Director  
Lake Elmo Finance Committee

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### **BACKGROUND:**

Since being constructed 10 years ago the Public Works Facility is starting to see signs of age and wear that are beginning to cause both exterior and interior damage to the building. Over the past three years small leaks in the roof over the office area of the public works facility have worsened to a point that ceiling tiles are becoming stained, water accumulates on the floor and mold is appearing on walls.

The Lake Elmo Finance Committee reviewed this recommendation and unanimously approved recommending this to the City Council.

### **ISSUE BEFORE COUNCIL:**

Should repairs be made to the roof at the Public Works Facility?

### **PROPOSAL DETAILS/ANALYSIS:**

If approved, repairs will be made to the known and documented areas where leaks are occurring. The contractor will also inspect all other areas of the roof, re-sealing areas of deteriorating caulk and checking for loose and missing roof fasteners.

Also, as part of the repairs, the addition of rain and snow diverters will be installed in the area severe with the most severe leakage and damage. These diverters will help prevent similar problems from occurring in the future.

### **FISCAL IMPACT:**

Cost of the repairs shall not exceed \$1,600.00

### **OPTIONS:**

- Approve Roof Repairs to Public Works Facility
- Deny Roof Repairs to Public Works Facility
- Table Roof Repairs to Public Works Facility

**RECOMMENDATION:**

*“Move to recommend repairs be made to the roof at the Public Works Facility for an amount not to exceed \$1,600.00”*

**ATTACHMENTS:**

Quotes from:

- Becsom’s Roof Top Shop - \$1,600.00
- Berwald Roofing - \$3,860.00

Photos



October 25<sup>th</sup>, 2016

Rob Weldon

City of Lake Elmo

3800 Laverne Avenue North

Lake Elmo, MN. 55042

**RE: Roof Repairs at Lake Elmo Public Works Building**

The undersigned proposes to furnish all labor, materials, and equipment necessary to complete in a workmanlike manner all work as noted below:

**SPECIFICATIONS:**

- Set up at site. Protect building from debris and secure a work area.

**DEMOLITION:**

- No demolition on this project.

**INSULATION:**

- No insulation on this project.

**ROOFING:**

- Install a fully adhered .60 mil EPDM membrane over hole in metal roof. Install EPDM seam tape to keep watertight. Fabricate and install a snow and rain diverter to protect exhaust fan curb from damage. The diverter will be installed with EPDM seam tape adhered to roof to keep watertight. Locate and repair TWO (2) other leaks in metal roof and make same repairs as needed. \*\* Inspect entire roof area and replace any missing fasteners, caulk areas of deteriorated caulk where needed, and caulk areas at roof to wall detail. Clean site as needed upon completion of work.

**SHEET METAL:**

*On the roof since 1929*



- Save and reuse all existing gutters and downspouts.

**ALL OF THE ABOVE PRICE OF \$1,600.00 (not to exceed if preventative maintenance is approved)\***

- We carry worker's compensation, property damage and public liability insurance.

**Payment Terms: In full upon completion of work.**

NOTE: This proposal is subject to a price revision if not accepted by contract within 30 days.

**Becsom Corporation**

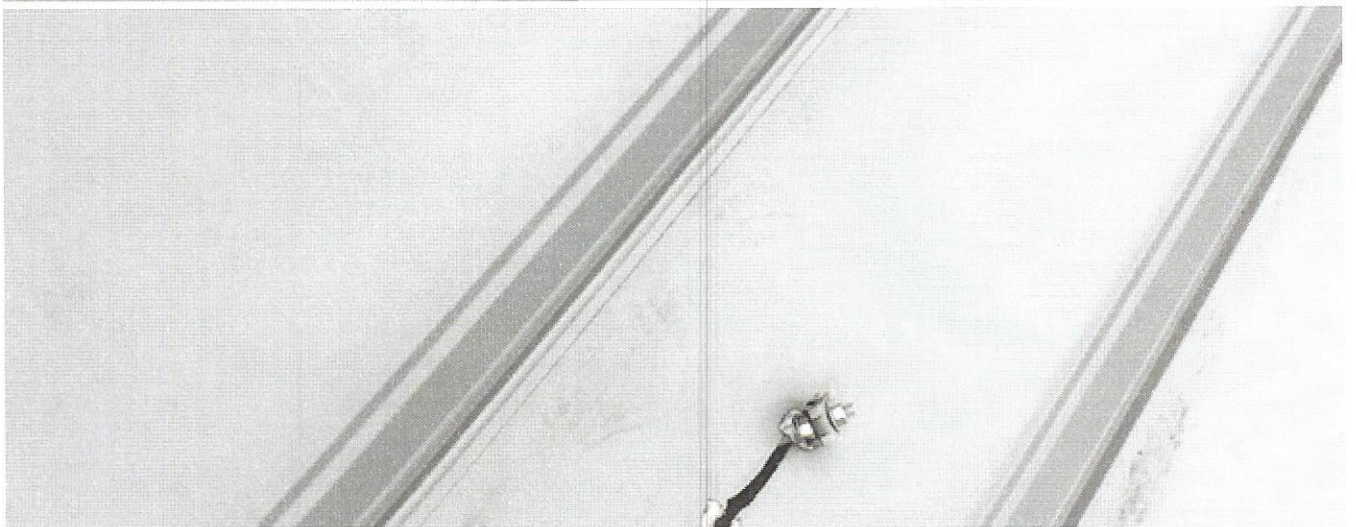
Tom Walter  
612-867-8311

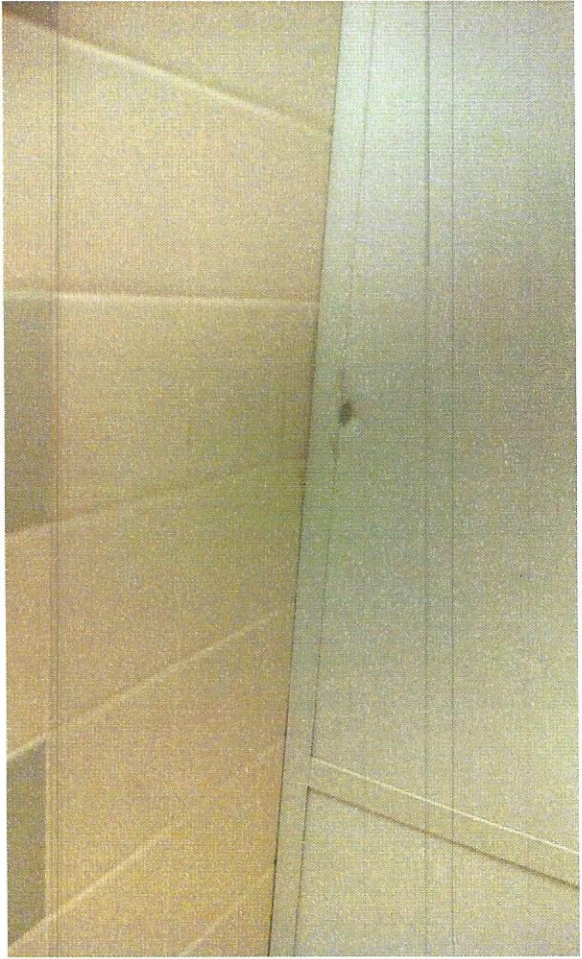
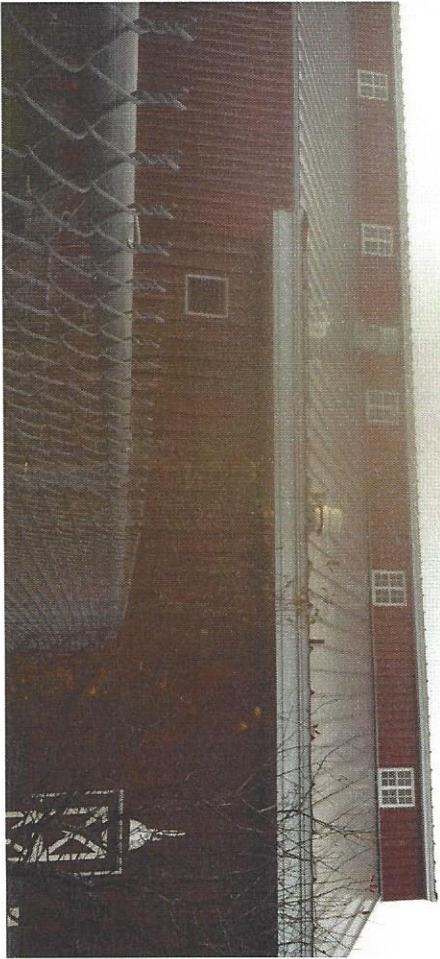
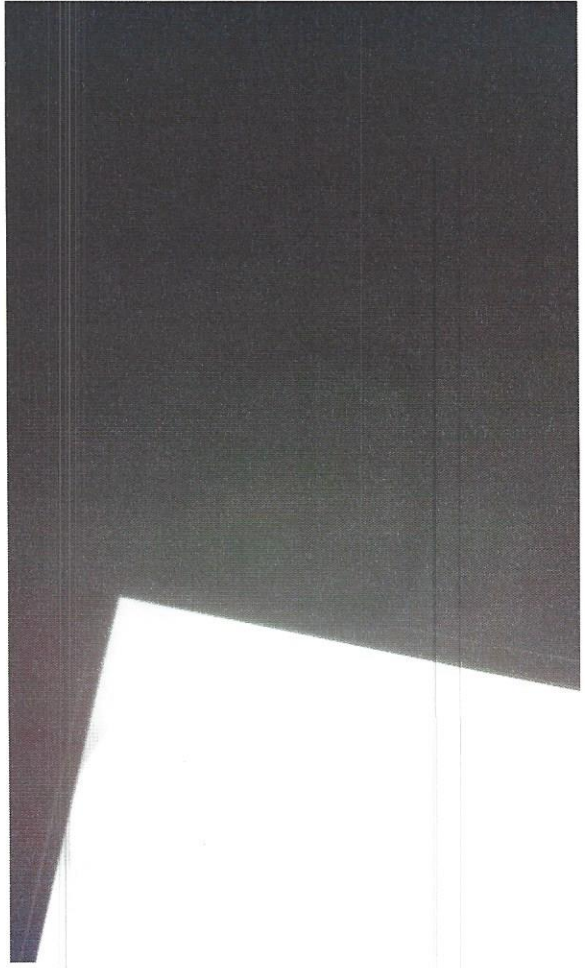
tom.walter@becsomrooftopshop.com

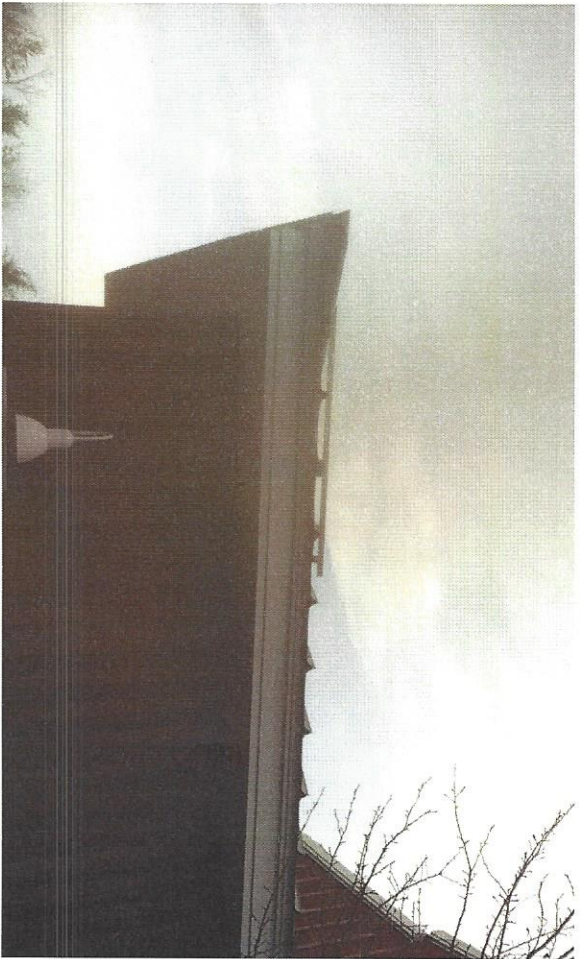
**ACCEPTED:**

**DATE:**

*On the roof since 1929*







## Rob Weldon

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**From:** Troy Carlberg [troyc@berwaldroofing.com]  
**Sent:** Monday, September 19, 2016 3:01 PM  
**To:** Rob Weldon  
**Subject:** Roof repairs

Rob

The estimate for the leaks on the roof areas we talked about would be \$3860.00.

Thanks

Troy Carlberg  
612-850-2913

Sent from my Verizon 4G LTE Tablet