

Memorandum

TO: Board of Public Works

FROM: Michael Lewis, Director of Public Works/City Engineer

DATE: February 28, 2014

RE: Communication from Director of Public Works/City Engineer regarding options for replacing the roof at the Police Department Headquarters.

The Police Department Headquarters shingle roof has been leaking for quite some time. We can no longer patch, tar, glue, tape, etc. We couldn't get to it quicker because other buildings had an even bigger problem (portions of City Hall and the Public Works Yard and the 84th Street Historical building roofs needed replacement first). Even though we are not done with the Yard or City Hall, the Police building needs to move up to the top of the list.

Our roofing consultant has inspected the roof and has suggested two options. Option 1 would replace the roof with the usual standard shingles at about \$167,000 and Option 2 would replace the roof with a metal roof system at about \$475,000. Of course, the initial cost difference is substantial, but if you compare life cycle costs, there is a savings over 40 years of about \$145,000. This comparison is very conservative since the metal roof will be around for at least 50 years. Using 50 years would increase the savings.

The Police building's large roof area isn't compatible for shingles, which is one reason why we have had to patch it so often the last few years. Our recommendation is the better metal roof system.

This project was budgeted for this year at \$200,000. So we would need to look at funding options if the Board and Council agree with installing a metal roof.