



To: Dustin Anderson – Town Manager
From: Stephen Gunty – Director of Public Works
Meeting: September 18, 2023
Re: Quote for Tear-off & Re-roofing the Salt Dome at Public Works

Background

A Request For Quote (RFQ) was sent to 5 Roof Contractors on 8/15 (amended 8/28) to re-roof the aging Public Works Geodesic shaped Salt Dome. Prices were requested for 2 different roof systems for comparison: 1) thermoplastic 115 mil TPO membrane, and 2) an EPDM rubber membrane, explained in the chart below.

Two companies (Gluth Brothers Roofing, Korellis Roofing) responded with Quotes (attached) and summarized below. Three companies did not submit quotes (Century Roofing, Bulk Storage, Great Lakes Roofing). Warranties are 15 years workmanship and 20 years manufacturer warranty on defective materials. Options for raising the height of existing door opening and rebuilding the doghouse style dormer roof and providing a new roll-up door were not quoted. We intend to work within the existing door frame height and provide an alternate door replacement quote.

Methodology

PRICING	GLUTH BROTHERS	KORELLIS
BASE price: TPO thermoplastic roof	\$122,600	\$228,000
Option A: Tear-off existing roof	\$22,100	(included in BASE price)
<i>SubTotal BASE & Tear-off</i>	<i>\$144,700</i>	<i>\$228,000</i>
BASE price: EPDM rubber roof	\$127,689	\$219,528
Option A: Tear-off existing roof	\$22,100	(included in BASE price)
<i>SubTotal BASE & Tear-off</i>	<i>\$149,789</i>	<i>\$219,528</i>
Option B: wood decking repair	\$3.12 per Sq.Ft. w/ Option A \$9.37 per Sq.Ft. w/o Option A	\$18.00 per Sq.Ft.

PRICING	GLUTH BROTHERS	KORELLIS
Option C: raise height/rebuild door doghouse dormer roof & side walls	N/A	N/A
Option D: install new SS roll-up door	N/A	N/A

Gluth Brothers Roofing has the significantly lower quotes in both roof material options and appears responsive and responsible. Two roofers including Lou Carbonare of Century Roofing (whom wrote the roof specifications) agree that tear-off is the preferred method to insure a problem free application. The analysis then boils down to which of the roof material options of either TPO or EPDM would be best.

TPO was our original choice (and recommended by Lou Carbonare) but we added the EPDM option in the event of an extreme price difference. Originally TPO had been pricier until recent market preferences (i.e. law of supply & demand) have brought its price lower than or competitive with EPDM. There are significant advantages to TPO that are worth highlighting:

- Resistance to hot temps and to UV rays....lighter roof color (tan) contributing
- More energy efficient
- More durable
 - Heat-welded seams are stronger than adhesive taped EPDM seams, creating a one-piece monolithic membrane
 - More puncture resistant (3 times that of un-reinforced EPDM)
 - Greater dimensional stability (won't shrink like EPDM)
- Rising industry favorite in single-ply market
- EPDM is more flexible in cold weather but TPO is more repairable in cold weather

Gluth Brothers Roofing will start the project on October 4 and finish on November 3.

Budget Note

This purchase will be funded from the 2020, 2021 & 2022 G.O. Bond funds.

Recommendation

By motion and voice vote, approve the quote from Gluth Brothers Roofing for tear-off of existing roof in the amount of \$22,100 and replacement with a TPO thermoplastic roof in the amount of \$122,600 and replacement of wood roof decking as needed at \$3.12 per Square Foot. This totals \$144,700 plus the a-la-carte cost for replacing any wood decking needed, which is anticipated to be negligible. Similarly, no structural wood roof framing is anticipated to need replacement but if encountered would be processed as a time and material change order.