



City of San Antonio

Agenda Memorandum

File Number:19-4414

Agenda Item Number: 4.

Agenda Date: 6/20/2019

In Control: City Council A Session

DEPARTMENT: Finance

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Roof Replacement for Jo Long Theatre

SUMMARY:

This ordinance authorizes a contract with Duro-Last, Inc., to provide all labor, material and equipment to install a new roof membrane at the Jo Long Theatre for the Convention and Sports Facilities Department. This roof replacement at the Carver Community Cultural Center is for a total cost of \$143,008.73. Funding is available from the FY2019 Deferred Maintenance Program.

BACKGROUND INFORMATION:

The original section of the Jo Long Theatre located at Carver Community Cultural Center was built in 1929. In 1984, the theater was renovated, including a building addition. The theater plays host to numerous events, concerts, camps, and plays throughout the year. The existing roof is approximately 30 years old and has deteriorated causing water leaks in various areas of the theater.

This contract with Duro-Last, Inc. will provide all labor, material, and equipment necessary to replace approximately 18,000 square feet of roofing at the Jo Long Theatre. The Contractor will remove the existing ballast roof system from the house, stage area and building addition and add a new cover board and roofing membrane. On the west section of the roof, the existing roof will be removed and new insulation, cover board and roofing membrane will be installed. The Contractor will replace any damaged metal parapet caps and roof decking with similar new materials. The project will be completed by September 30, 2019.

ISSUE:

Duro-Last, Inc. provides a 20-year warranty on labor and materials to begin the date of acceptance by the Convention and Sports Facilities Department. Duro-Last, Inc. also provides a 15-year premium warranty for consequential damages which covers all damage caused to the interior of the theater caused by faulty workmanship or materials. Both warranties will run concurrently.

This purchase is made pursuant to an Interlocal agreement with Region 8 Education Service Center's purchasing cooperative, known as The Interlocal Purchasing System (TIPS), approved by ordinance 2009-12-10-1002, on December 10, 2009.

The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods and services

This contract is an exception to the Local Preference Program.

The Veteran-Owned Small Business (VOSB) Preference Program does not apply to non-professional service contracts so no preference was applied to this contract.

ALTERNATIVES:

Should this contract not be approved, the Convention and Sports Facilities Department will continue to make necessary roof repairs at the Jo Long Theatre on an as needed basis. Failure to replace the roof could result in additional leaks forming and causing possible interior damage to the theater.

FISCAL IMPACT:

This ordinance authorizes a contract with Duro-Last, Inc. to provide all labor, material, and equipment to install a new roof membrane at the Jo Long Theatre for a total cost of \$143,008.73. Funding is available from the FY2019 Deferred Maintenance Program.

RECOMMENDATION:

Staff recommends the approval of the contract with Duro-Last, Inc. to provide the Convention and Sports Facilities Department with a roof replacement at the Jo Long Theatre for a total cost of \$143,008.73.

This contract is procured by means of a cooperative purchasing and a Contract Disclosure Form is not required.