

City of Las Cruces®

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 8 Ordinance/Resolution#10-11-361 Council District: 1

For Meeting of October 4, 2010

TITLE:

A RESOLUTION AWARDING A CONTRACT FOR THE APPLICATION OF A ROOF COATING MEMBRANE (SUPER-THERM) AT MEERSCHIEDT RECREATON CENTER, 1600 E. HADLEY, BID NUMBER 10-11-361, TO PROGREEN SUPERIOR COATINGS LLC, LAS CRUCES, NEW MEXICO, FOR THE CONTRACT SUM OF \$129,920.00 PLUS AN ALLOWANCE OF \$9,825.20 FOR NEW MEXICO GROSS RECEIPTS TAX AND A PROJECT CONTINGENCY OF \$12,992.00 FOR A TOTAL PROJECT AUTHORIZATION OF \$152,737.20.

PURPOSE(S) OF ACTION: Authorize a contract to ProGreen Superior Coatings LLC, Las Cruces, New Mexico for application of a Super-Therm Roof Coating Membrane to the Meerscheidt Recreation Center roof.

Drafter and Staff Contact: Sergio Esparza <i>[Signature]</i>		Department: Facilities/Bldg. Services		Phone: 541-2590	
Department	Signature	Phone	Department	Signature	Phone
Facilities Director	<i>[Signature]</i>	541-2651	Budget	<i>[Signature]</i>	541-2107
Other			Assistant City Manager	<i>[Signature]</i>	541-2271
Legal	<i>[Signature]</i>	541-2128	City Manager	<i>[Signature]</i>	541-2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces owns and operates the Meerscheidt Recreation Center Building located at 1600 E. Hadley, and it is the City's most widely used recreational facility. In the past three (3) years, due to the loss of mineral granules from the surface of the roof covering, there has been an increase of minor roof leaks throughout the building. When the roofing material substrate is exposed by mineral granule loss, the roofing material will absorb more water, and more roof leaks will appear. If corrective measures are not taken, the potential for damage to the walls, League Gym wooden floor and athletic flooring in the Auxiliary Gym becomes much higher with time. There are no other major problems with the roof structure decking, which makes this roof a good candidate for application of a roof coating to the existing substrate. Applying a roof coating will solve the roof problems at a fraction of the replacement cost and expand the life of the existing roof for at least another 10 years.

Staff researched different roof coating products available through local contractors. The Super-Therm product contains four specific ceramic membranes: two are reflective and

(Continue on additional sheets as required)

block up to 95% of the solar and radiation heat; one acts as a dead air space that avoids conduction of heat or cold and the fourth blocks up to 99.5% of infrared radiation. Super-Therm has been on the market for 20 years, and ProGreen is the local distributor and application expert for the New Mexico and Southwest Texas region. Other regional distributors are located in Tucson, Arizona and Northeastern Texas.

In March 2010, Super-Therm was selected for trial use, due to its insulation ability and high reflective properties and it was applied to the roof at the Henry Benavidez Recreation Center. For the three (3) previous years, the Henry Benavidez roof had problems with leaks. Since applying Super-Therm, there have been no leaks reported, and energy consumption has dropped by 11%. Super-Therm is Green certified, LEED and Energy Star qualified.

The City of Las Cruces solicited a quotation for the Roof Coating Membrane for the Meerscheidt Recreation Center on July 12, 2010 from ProGreen Superior Coatings LLC, Las Cruces, New Mexico. The City of Las Cruces' Purchasing Section reviewed the quote in the amount of \$129,920.00 and determined that the current local vendor, ProGreen Superior Coatings LLC, meets all requirements for sole sourcing the project and conforms to the City of Las Cruces Purchasing Code. An allowance for New Mexico State Gross Receipts Tax of \$9,825.20 and a project contingency of \$12,992.00 is built into the request for a total amount of \$152,737.20.

SUPPORT INFORMATION:

1. Resolution
2. Purchasing Managers Request to Contract, attached as Exhibit "A"
3. - Attachment "A" ProGreen Quote Information

SOURCE OF FUNDING:

Is this action already budgeted?	Yes	<input checked="" type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from:
		<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
<input checked="" type="checkbox"/>		Proposed funding is from fund balance in the <u>40803020-851200</u> Fund.	
Does this action create any revenue?	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$ _____.
	No	<input checked="" type="checkbox"/>	There is no new revenue generated by this action.

(Continue on additional sheets as required)

FUND SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
General Fund	40803020-852100	\$152,737.20	\$2,133,176	\$1,980,438	Other ICIP Projects

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution; thereby awarding the contract to ProGreen Superior Coatings LLC, Las Cruces, New Mexico to apply Roof Coating Membrane Super-Therm to the roof at the Meerscheidt Recreation Center building.
2. Vote "No"; this will not approve the Resolution; thereby, not awarding the contract to ProGreen Superior Coatings LLC, Las Cruces, New Mexico to apply Roof Coating Membrane to the roof at the Meerscheidt Recreation Center. This will defer the repairs which could lead to full roof replacement as roof may no longer be a good candidate for the Roof Coating Membrane Super-Therm, and the potential of water damage will increase.
3. Vote to "Table"; Resolution and direct staff to review other options. This would cause delays in the project for roof coating at Meerschedit Recreation Center and staff will need to continue responding to the leaks as they surface.

REFERENCE INFORMATION

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. N/A

(Continue on additional sheets as required)

RESOLUTION NO. 10-11-361

A RESOLUTION AWARDING A CONTRACT FOR THE APPLICATION OF A ROOF COATING MEMBRANE (SUPER-THERM) AT MEERSCHIEDT RECREATON CENTER, 1600 E. HADLEY, BID NUMBER 10-11-361, TO PROGREEN SUPERIOR COATINGS LLC, LAS CRUCES, NEW MEXICO, FOR THE CONTRACT SUM OF \$129,920.00 PLUS AN ALLOWANCE OF \$9,825.20 FOR NEW MEXICO GROSS RECEIPTS TAX AND A PROJECT CONTINGENCY OF \$12,992.00 FOR A TOTAL PROJECT AUTHORIZATION OF \$152,737.20.

The City Council is informed that:

WHEREAS, City staff did extensive research for roof coating products that would extend the life of a roof including a trial application of Roof Coating Membrane (Super-Therm) to the Henry Benavidez Recreation Center roof; and

WHEREAS, the Meerscheidt Recreation Center Building is experiencing roof leakage and is an excellent candidate for the application of Roof Coating Membrane (Super-Therm); and

WHEREAS, the apparent sole source bid submitted by ProGreen Superior Coatings LLC, Las Cruces, New Mexico, has been awarded.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT a contract is hereby awarded to Pro-Green Superior Coatings LLC, Las Cruces, New Mexico for the Roof Coating Membrane (Super-Therm) application to the Meerscheidt Recreation Center for a contract sum of \$152,737.20.

(II)

THAT the total project authorization of \$152,737.20 includes an allowance of \$9,825.20 for New Mexico Gross Receipts Tax and a Project Contingency of \$12,992.00.

(III)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____ 20____.

APPROVED:

(SEAL)

Mayor

ATTEST:

City Clerk

Moved by: _____

Seconded by: _____

VOTE:

Mayor Miyagishima:	_____
Councillor Silva:	_____
Councillor Connor:	_____
Councillor Pedroza:	_____
Councillor Small:	_____
Councillor Sorg:	_____
Councillor Thomas:	_____

APPROVED AS TO FORM:


City Attorney, Interim

CITY OF LAS CRUCES

PURCHASING MANAGER'S REQUEST TO CONTRACT

For Meeting of: October 4, 2010

Resolution No.: 10-11-361

**Sole Source Contract Purchase For
Meerscheidt Recreation Center Roof Coating**

The Las Cruces City Council is provided the following information concerning this request:

SOLICITATION INFORMATION:

- 1. Description of Bid/RFP: **Meerscheidt Recreation Center Roof Coating**
- 2. Using Department: **Facilities**
- 3. Current Award Recommendation To **Progreen Superior Coatings LLC,
of Las Cruces, NM**
- 4. Total Award Amount (includes any tax and contingency) **\$152,737.20**
- 5. Contract Duration: **90 working days**

PROCUREMENT CODE COMPLIANCE:

The City of Las Cruces Procurement Code was administered in the conduct of this procurement and approval to purchase is hereby requested pursuant to **Section 24-95**.


 Purchasing Manager

10/14/2010
 Date

CONFIRMATION OF FUND ENCUMBRANCE:

REQUISITION OR PURCHASE ORDER NUMBER:	11100645
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ProGreen

Superior Coatings and Roofing.
Super Therm® Authorized Distributor.

400 S. Compress Rd. Ste L
 Las Cruces NM 88005

Phone: 575-647-2700 Fax: 575-647-2712

Lic # 364654

To: City of Las Cruces
 Facilities Dept/Building Services
 1501 E. Hadley
 Las Cruces NM 88001

Phone # 575-541-2645
 Fax # 575-541-2999

Description: Meerscheidt Recreation center Lower unit/Main Building Approx. Square Footage: 13,600

WORK DESCRIPTION: *Apply a Sustainable One Ply Cool Roof System by covering the entire exposed roof surface with a continuous, fully adhered, built-in-place polymer and fabric membrane that protects the existing roof surface from exposure to the elements with a final top coat application of Super Therm® to provide an equivalent R-19 insulating value.*

1. Power wash and decontaminate entire roof surface with Simple Green biodegradable solvent.
2. Repair all damaged and blistered areas throughout roof.
3. Reseal all vents, pipe jacks and all other penetrations throughout roof with crack and joint sealer.
4. Apply High-Tek elastomeric base coat mixture and cover the entire roof surface with Poly-Tek ElastTek fabric.
5. Apply second coat of High-Tek base coat over Poly Tek Fabric to saturate in place and achieve 20-25 mils dry.
6. Make sure all roof surface, penetrations and seams are covered with fabric and High-Tek base coat mixture.
7. Detach and reset parapet metal cap to ensure proper fabric installation.
8. Remove and reset evaporative cooler units to ensure proper fabric installation and repair any damage to roof.
9. Apply 2 coats of SPI Super Therm® for a total of 10 mils dry to achieve 30-35 mils total roof system.
10. Apply SPI Seal Coat on ponding areas as needed.
11. Paint and reseal all parapet flashing cap around building perimeter.
12. Repair or replace any damaged counter flashing as needed.
13. Paint and color code all pipes on roof (Water drain, gas and electric).
14. Replace all wood blocks with composite wood to hold all lines off roof surface.
15. Will remove and reset defective gutters.
16. Clean area of all construction debris from roof coating job.

Any unforeseen problems that need repairs and additional work and or materials needed to complete job might incur additional charges shall be reviewed approved by client prior to work being performed

ProGreen Superior Coatings and Roofing Inc. (hereafter warrantor) hereby warrants the owner of the above referenced roof project, that the same will not leak water due to faulty materials, improper application or as a result of ordinary weather conditions. This warranty shall be valid for a period of Three (3) years from the date of completion of the project.

Subtotal \$ 57,800.00
Tax \$ 4,371.12
Total \$ 62,171.12

\$139,004.00

ProGreen

Superior Coatings and Roofing Inc.
Super Therm® Authorized Distributor.

400 S. Compress Rd. Ste L
 Las Cruces NM 88005

Phone: 575-647-2700 Fax: 575-647-2712

Lic # 364654

To: City of Las Cruces
 Facilities Dept/Building Services
 1501 E. Hadley
 Las Cruces NM 88001

Phone # 575-541-2645
 Fax # 575-541-2999

Description: Meersheidt Recreation Center Front Gymnasium.

Aprox. Square Footage: 6000

WORK DESCRIPTION: *Apply a Sustainable One Ply Cool Roof System by covering the entire exposed roof surface with a continuous, fully adhered, built-in-place polymer and fabric membrane that protects the existing roof surface from exposure to the elements with a final top coat application of Super Therm® to provide an equivalent R19 insulating value.*

1. Power wash and decontaminate entire roof surface with Simple Green biodegradable solvent.
2. Repair all damaged and blistered areas throughout roof.
3. Reseal all vents, pipe jacks and all other penetrations throughout roof with crack and joint sealer.
4. Apply High-Tek elastomeric base and cover the entire roof surface with Poly Tek Elastek fabric.
5. Apply second coat of High-Tek base coat over Poly Tek Fabric to saturate in place and achieve 20-25 mils dry.
6. Make sure all roof surface, penetrations and seams are covered with fabric and High-Tek base coat mixture.
7. Detach and reset parapet metal cap to ensure proper fabric installation.
8. Apply 2 coats of SPI Super Therm® for a total of 10 mils dry to achieve 30-35 mils dry total Roof System.
9. Apply SPI Seal Coat on ponding areas as needed.
10. Paint and reseal all parapet flashing cap around building perimeter.
11. Paint and color code all pipes on roof (Water drain, gas and electric).
12. Replace all wood blocks with composite wood to hold all lines off roof surface.
13. Clean area of all construction debris from roof coating job.

Any unforeseen problems that need repairs and additional work and or materials needed to complete job might incur additional charges shall be reviewed approved by client prior to work being performed

ProGreen Superior Coatings and Roofing Inc. (hereafter warrantor) hereby warrants the owner of the above referenced roof project, that the same will not leak water due to faulty materials, improper application or as a result of ordinary weather conditions. This warranty shall be valid for a period of Three (3) years from the date of completion of the project.

Subtotal	\$ 23,100.00
Tax	\$ 1,746.93
Total	\$ 24,846.93

ProGreen

Superior Coatings and Roofing Inc.
Super Therm® Authorized Distributor.

400 S. Compress Rd. Ste L
 Las Cruces NM 88005

Phone: 575-647-2700 Fax: 575-647-2712

Lic # 364654

To: City of Las Cruces
 Facilities Dept/Building Services
 1501 E. Hadley
 Las Cruces NM 88001

Phone # 575-541-2645
 Fax # 575-541-2999

Description: Meersheidt Recreation Center Rear Gymnasium Building	Aprox. Square Footage: 12,900
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WORK DESCRIPTION: *Apply a Sustainable One Ply Cool Roof System by covering the entire exposed roof surface with a continuous, fully adhered, built-in-place polymer and fabric membrane that protects the existing roof surface from exposure to the elements with a final top coat application of Super Therm® to provide an equivalent R19 insulating value.*

1. Power wash and decontaminate entire roof surface with Simple Green biodegradable solvent.
2. Repair all damaged and blistered areas throughout roof.
3. Reseal all vents, pipe jacks and all other penetrations throughout roof with crack and joint sealer.
4. Apply High-Tek elastomeric base coat and cover the entire roof structure with Poly Tek Elastek fabric.
5. Apply second coat of High-Tek base coat over Poly Tek fabric to saturate in place and achieve 20-25 mils dry.
6. Make sure all roof surface, penetrations and seams are covered with fabric and High-Tek base coat mixture.
7. Detach and reset parapet metal cap to ensure proper fabric installation.
8. Apply 2 coats of SPI Super Therm® for a total of 10 mils dry to achieve 30-35 mils dry total Roof System.
9. Apply SPI Seal Coat on ponding areas as needed.
10. Paint and reseal all parapet flashing cap around building perimeter.
11. Paint and color code all pipes on roof (Water drain, gas and electric).
12. Replace all wood blocks with composite wood to hold all lines off roof surface.
13. Clean area of all construction debris from roof coating job.

Any unforeseen problems that need repairs and additional work and or materials needed to complete job might incur additional charges shall be reviewed approved by client prior to work being performed

ProGreen Superior Coatings and Roofing Inc. (hereafter warrantor) hereby warrants the owner of the above referenced roof project, that the same will not leak water due to faulty materials, improper application or as a result of ordinary weather conditions.
 This warranty shall be valid for a period of Three (3) years from the date of completion of the project.

Subtotal	\$ 49,020.00
Tax	\$ 3,707.13
Total	\$ 52,727.13

ProGreen

Superior Coatings and Roofing Inc.
Super Therm® Authorized Distributor.

400 S. Compress Rd. Ste L
Las Cruces NM 88005

Phone: 575-647-2700 Fax: 575-647-2712

Lic # 364654

After project is complete Pro-Green Superior Coatings and Roofing Inc. will inspect the roof system after 6 months of completion and then once more after 6 months from initial inspection. Roof will be inspected once per year thereafter for 2 yrs and perform any preventive maintenance needed to ensure owners of proper performance and installation. This preventive maintenance is free of charge for the duration of the installation and labor warranty.

Pro-Green Superior Coating and Roofing Inc. hereby warrants the owner of the above referenced coated roof project that the same will not leak water due to faulty materials, improper application or as a result of ordinary weather conditions. This warranty shall be valid for a period of 3 years from the date of completion of the project and includes the preventive maintenance as well.

Superior Products International hereby warrants their product when properly installed by licensed and insured professionals for a period of 10 years from the date of completion of the project. (See attached General Warranty Statement for complete warranty information.)

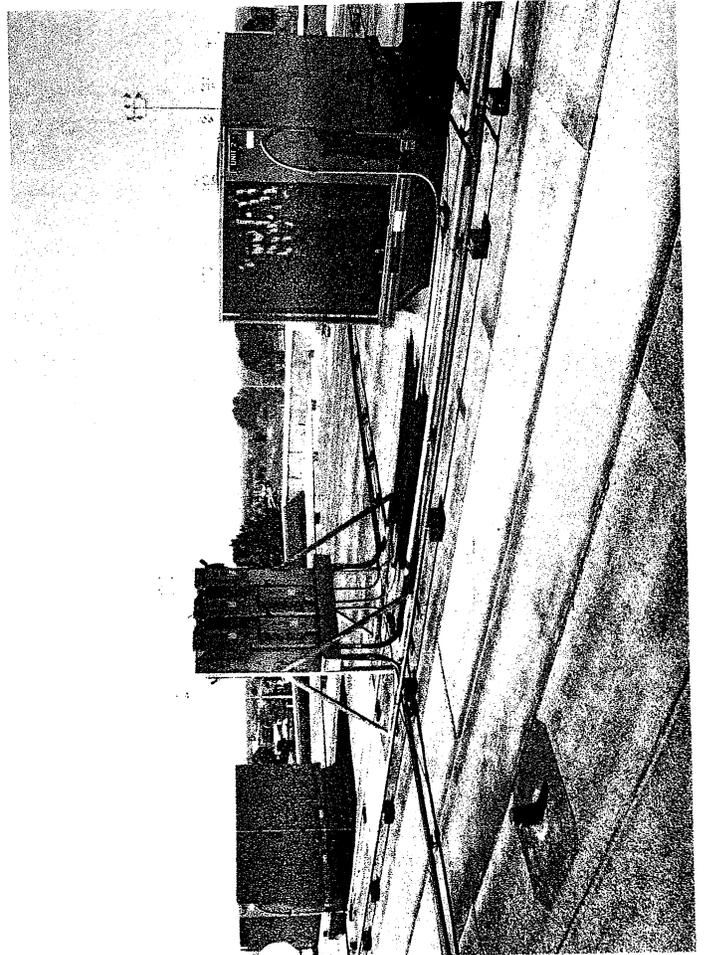
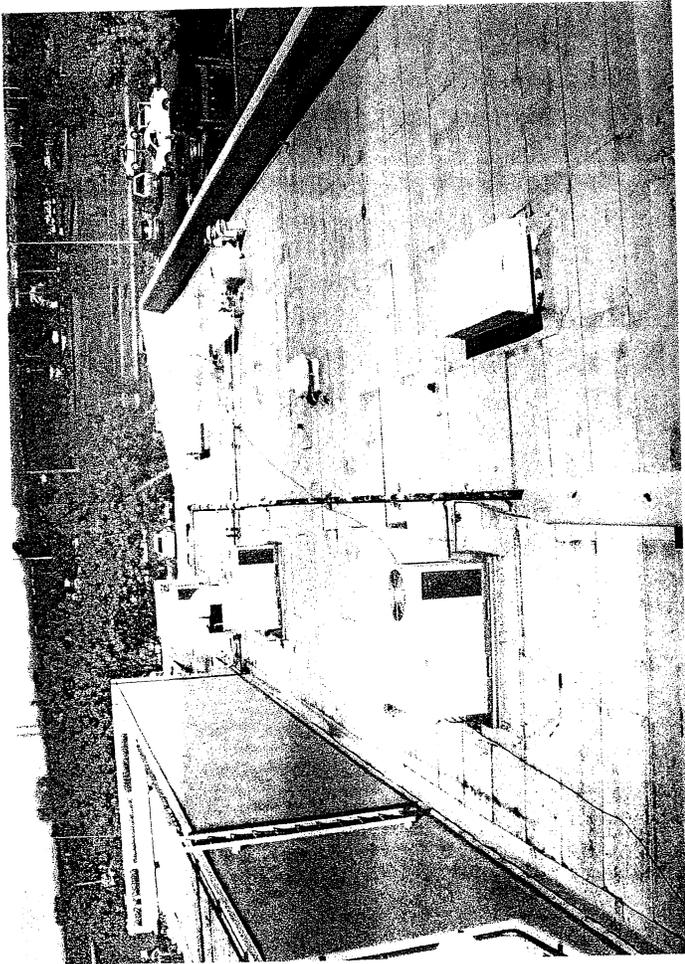
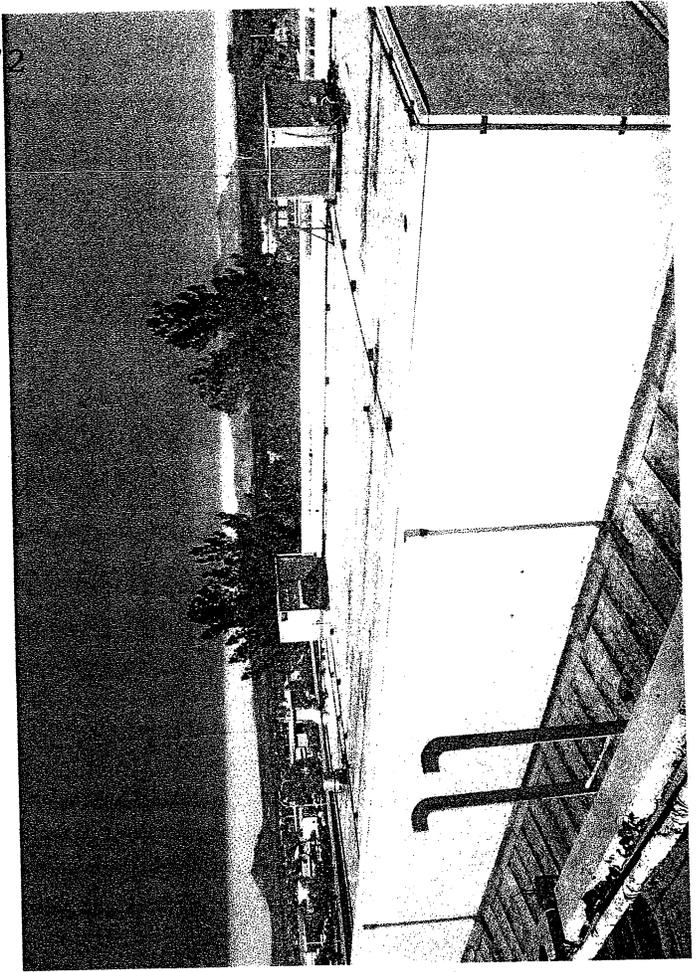
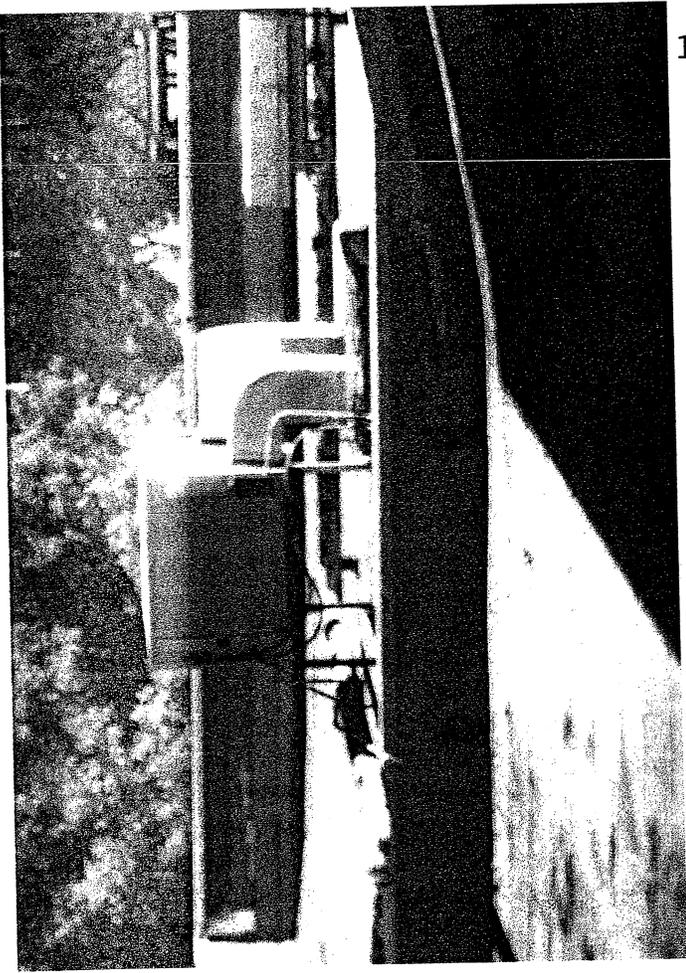
Terms & Conditions

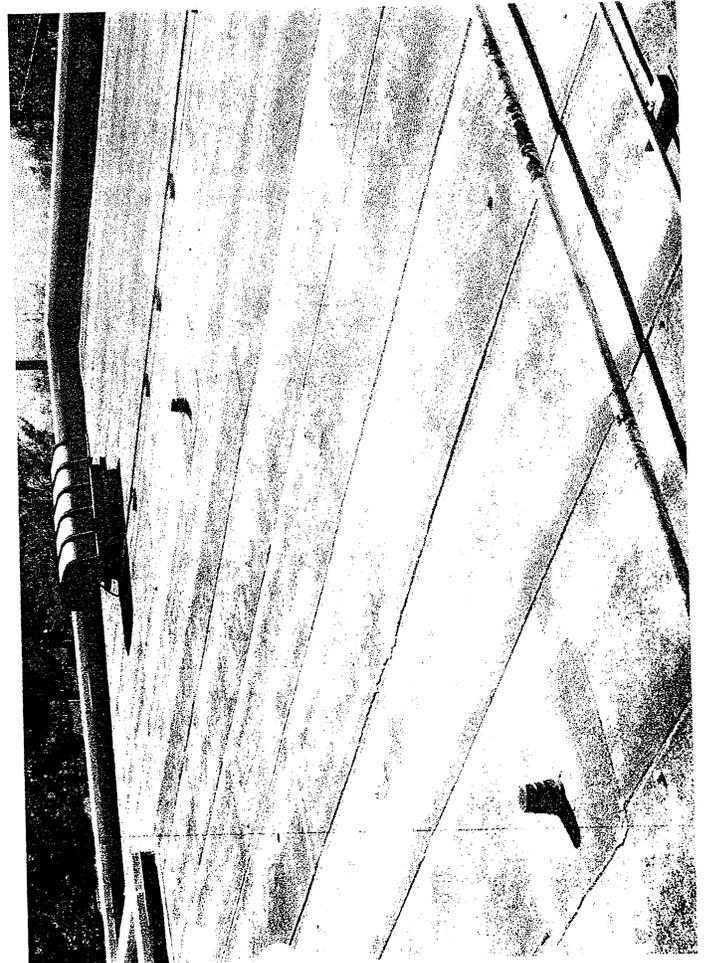
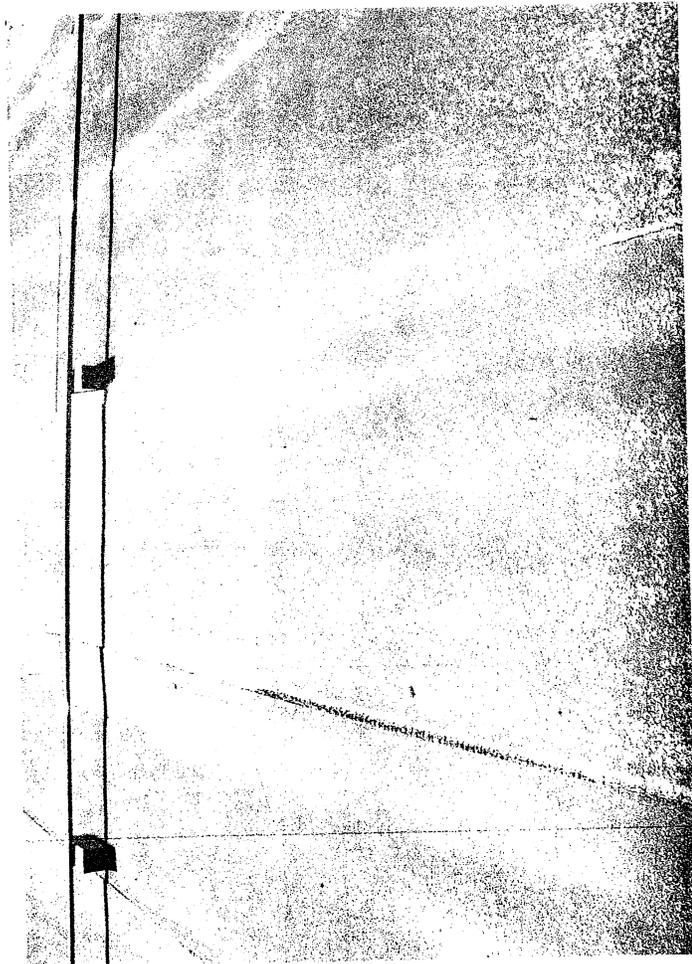
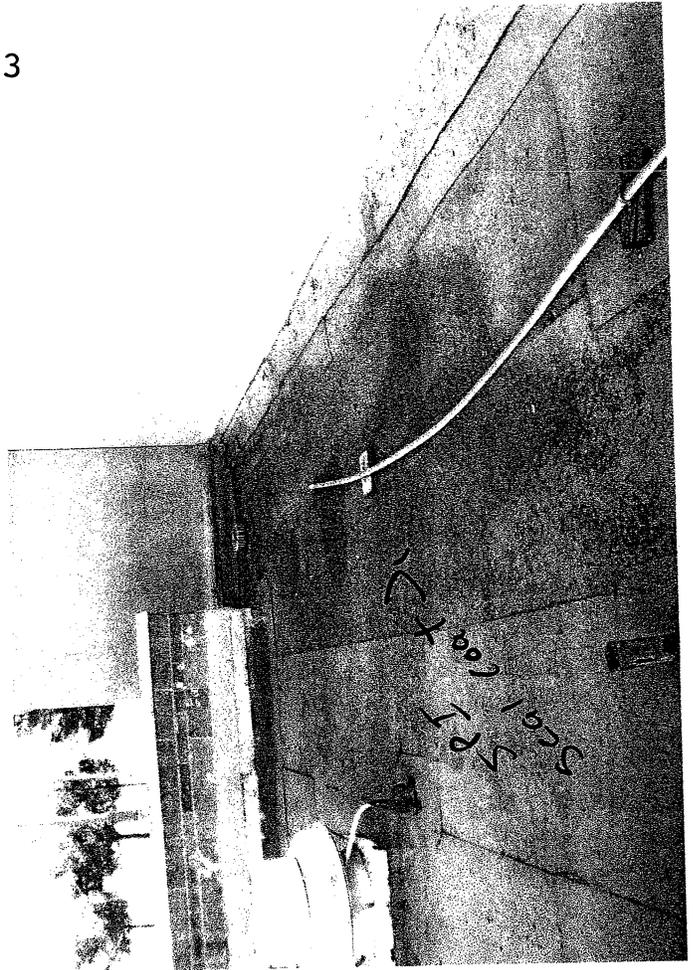
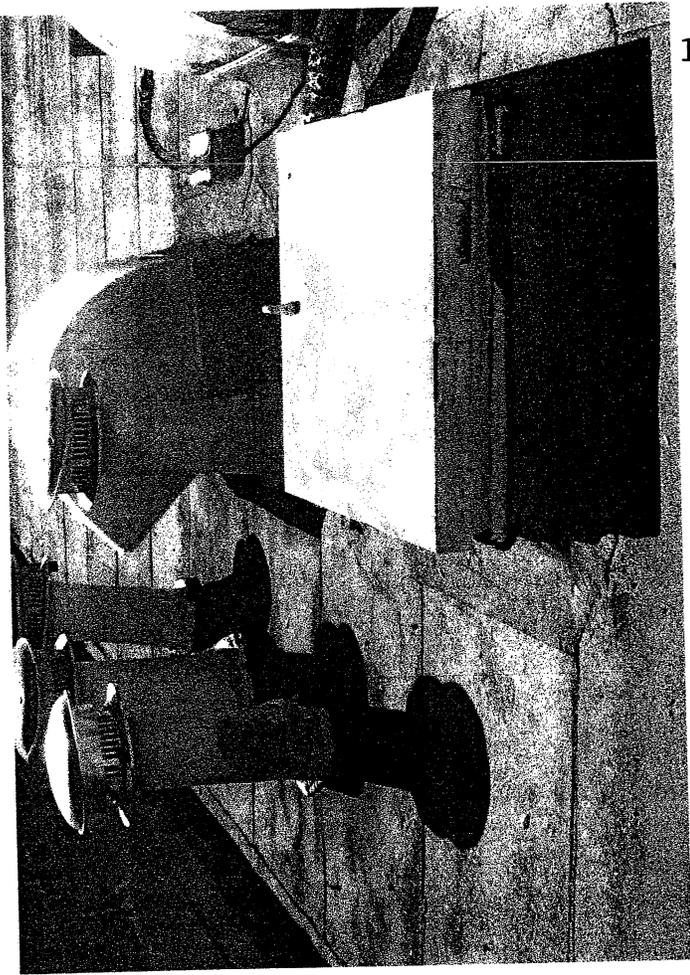
Once proposal is accepted, deposit has been made, and the work is scheduled any deposit becomes non-refundable. Should the job be canceled, client agrees to pay for all materials purchased and to pay standard labor rate of \$45 a man hour for all work performed prior to cancellation. Once job has begun client agrees not to allow others to perform work which might hinder the process of completing the work listed herein. If ProGreen Superior Coatings and Roofing Inc. is unwilling or unable to start a job, a full refund will be promptly issued.

Acceptance of proposal, estimate or quote. By signing client agrees to terms and conditions above and said signature converts this document into a contract of work. Any additions to the above work will be executed for additional charges agreed between customer and Pro-Green Superior Coatings and Roofing Inc. prior to begin any work.

BY: _____ DATE: _____
Pro-Green Superior Coatings LLC

BY: _____ DATE: _____
Customer/City of Las Cruces
Meerscheidt Recreation Center





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