



**Meeting:** Village Board  
**Meeting Date:** 07/23/2012  
**Agenda Item:** 6d

**Mission Statement**

Delivering quality services in a courteous, cost-effective and efficient manner.

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## VILLAGE BOARD MEETING STAFF REPORT

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**REPORT TO:** Burt R. McIntyre, President  
Village Board of Trustees

**REPORT FROM:** Geoffrey S. Farr, PE, Director of Public Works

**AGENDA ITEM:** Review and take action on approving roof repairs for the Public Works Facility.

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### **POLICY ISSUE**

Should the Village Board approve roof repair work for the Public Works Building?

### **BACKGROUND INFORMATION**

The Public Works Facility was built in 1988, and the roof is now 24 years old. The life expectancy for a rubber roof membrane is generally around 15 to 25 years. The present value to replace the entire roof membrane is about \$150,000 without consideration of other factors that would increase the cost, such as additional insulation and deck repair.

The existing rubber membrane is shrinking and pulling away from the edges of the roof. That is straining the roofing system and capping. Failure to make repairs now will lead to membrane tearing, failure of capping, water damage and greater repair costs. Minor roof repairs have been made in the past. The repair will cost approximately \$17,000 and will hopefully postpone the entire roof replacement for another 5 to 10 years.

Two quotes were obtained, \$16,220 (Great Lakes Roofing) and \$18,000 (Coppens, Inc.). I recommend the lower quote from Great Lakes Roofing as they have made satisfactory rubber roof repairs for the Village in the past. In addition, several roof drains need to be refastened and will require approximately \$500. As with any project, if additional repair work is found it will be extra but it should be small if it occurs.

### **PRIOR ACTION/REVIEW**

The Village Board included this work in its 2012 budget.

#### **FISCAL IMPACT:**

- |                              |                                       |
|------------------------------|---------------------------------------|
| 1. Is There A Fiscal Impact? | <u>Yes</u>                            |
| 2. Is it Currently Budgeted? | <u>Yes</u>                            |
| 3. If Budgeted, Which Line?  | <u>Public Works</u><br><u>Capital</u> |
| 4. Amount?                   | <u>\$16,720</u>                       |

**RECOMMENDED ACTION**

Village staff recommends that the Village Board approve the repair work.

If the Village Board agrees with this action, the following motion could be used, ***“Motion to approve roof repairs for the Public Works Facility for \$16,720.”***

**POLICY ALTERNATIVE(S)**

The Village Board could take the following actions:

- Approve
- Deny and decide how to proceed
- Table and request additional information

**ATTACHED INFORMATION**

- I. None

**COPIES FORWARDED TO:**

- I. None