



Memorandum

DATE: April 29, 2015

TO: Board of Public Works

FROM: Mark Radtke, Director of Public Works *MR*

RE: Recommendation to Award – Contract Unit No. 2015-02; Library/City Hall Re-roofing Project; Borsche Roofing Professionals, Inc.; \$106,659.78

The City of Menasha publicly opened bids on Tuesday, April 28th for Contract Unit No. 2015-02, Menasha Library/City Hall Re-Roofing Project. Two bids were received as indicated on the enclosed itemized bid tabulation.

The project consists of removing the existing roofing and insulation materials and placement of a new roofing system with new roof drains, flashing and appurtenances. The City requested an alternate bid for the use of a single ply TPO roofing system. The TPO roof offers a long life, highly reflective, energy efficient system. Seams are heat welded providing greater reliability and simple, long lasting repairs.

After reviewing the bids and finding them to be accurate and compliant, we recommend Contract Unit No. 2015-02, including Alternate Bid, be awarded to Borsche Roofing Professionals, Inc. of Hortonville, Wisconsin in the amount of \$106,659.78. The budgeted amount for this work is \$130,000.00 (\$85,000 Library and \$45,000 City Hall).

Enclosure

C: Adam Alix, Deputy Director of Municipal Operations

Itemized Bid Tabulation
City of Menasha Contract Unit No. 2015-02
Menasha Library/City Hall Re-Roofing Project

ITEM	QUANTITY	DESCRIPTION	Borsche Roofing Professionals, Inc.		Northeastern Roofing, Inc. (No Bid Submitted)	
			UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL
1	1	Menasha Public Library Re-Roofing Project to include necessary labor & materials to complete the replacement with an adhered single ply PVC roofing system	\$ 70,268.86	\$ 70,268.86	\$ -	\$ -
2	1	Menasha City Hall Re-Roofing Project to include necessary labor & materials to complete the replacement with an adhered single ply PVC roofing system	\$ 41,599.99	\$ 41,599.99	\$ -	\$ -
Total Base Bid Price			\$	111,868.85	\$	-

ITEM	QUANTITY	DESCRIPTION	Borsche Roofing Professionals, Inc.		Northeastern Roofing, Inc. (No Bid Submitted for Item 2A)	
			UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL
1A	1	Menasha Public Library Re-Roofing Project to include necessary labor & materials to complete the replacement with an adhered single ply TPO roofing system	\$ 66,052.01	\$ 66,052.01	\$ 101,000.00	\$ 101,000.00
2A	1	Menasha City Hall Re-Roofing Project to include necessary labor & materials to complete the replacement with an adhered single ply TPO roofing system	\$ 40,607.77	\$ 40,607.77	\$ -	\$ -
Total Alternate Bid Price			\$	106,659.78	\$	101,000.00



Memorandum

Date: May 07, 2015
To: City of Menasha Common Council
From: Brian Haessly, Facilities Technician and Electrician
Re: City of Menasha Public Library Roof Replacement

In light of some questions that were raised regarding the reroofing project at the Library and its scope, attached is a print distinguishing which portion of the roof will be replaced. The roof on the portion of the building built in 2003 is NOT being replaced. On the attached picture the pink outlined area is the original library and is the area that will be replaced.

The present roof on this portion of the library is a built-up asphalt roof, which commonly have a 15 to 20 year life span. As far as we know, there has been no replacement done on the original library roof at least as far back as the mid 1980's, with the roof potentially being original. There may have been a layer added over the top sometime prior to the mid 1980's, but we are unsure and regardless we are definitely at the end of its life expectancy and it is need of replacement to alleviate the leaks that keep occurring.

With a built-up asphalt roof like we have on the library, after aging and wear, common problems start to occur. There will be cracking and lifting at edges, flashings, and seams, therefore allowing water in where it then freezes and creates a chase for it to flow under the rubber and eventually into the building. This is especially prevalent in our area, since we are considered a "freeze-thaw" climate, where the smallest imperfection in the roof after aging can become an opening for the water and potentially causing a leak. It eventually becomes nearly impossible to pinpoint the leaks, as the water can travel in channels and such in the roofing base under the asphalt top coat and flow to any opening where it can enter the building. In addition repairing and "splicing" on an older roof is tricky and is difficult to create a water tight seal. There have been multiple repairs on the roof due to leaks we have experienced.

The TPO roofing we are installing is an energy efficient membrane that is "green", meaning it is eco-friendly and is also reflective, therefore helping drive air conditioning costs down as most of the heat is reflected away from the roof. It is durable, yet lightweight, and has a 30 year warranty. And it also retains its pliability well allowing for easy repairs if the need arises in the future.



1st St

Google

1st St

Racine St

Racine St

Menasha City
Public Library