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Sedgwick County

525 North Main Street 3rd
Floor
Wichita, KS 67203

Legislation Text

File #: 18-485, **Version:** 1

CIP Amendment: Public Works Building - Remove and Replace Damaged Roof.

Recommended Action: Approve the use of CIP reserve funds in the amount of \$98,085.00 to pay for the CIP amendment to remove and replace the Public Works Building's damaged roof.

The roof of the Public Works building at 1144 S. Seneca was inspected in December 2017. It is 10,893/sf. Of that, 6,893/sf was given a 'D' rating, indicating that it should be replaced in two to four years (2020). The other 3,700/sf was given a 'B' rating, slating it for replacement in eight to ten years (2026). At that time, a number of emergency defection items were recorded to include the flashing being damaged or missing, cracked caulking, missing sealant, improper (previous) hole repair, and open seams.

Since December, the roof has had number of areas where the wind has removed and/or damaged additional parts of the outer membrane.

Currently, there are multiple rooms that exhibit signs of water penetration into the building. Large amounts of ceiling tiles have evidence of recent water damage. Buckets are now being used in the space above the ceiling grids to catch water.

If this is not addressed in a timely manner, it is highly likely that the water damage to the roof and building will not only continue but will be compounded. There would likely be additional damage to the roof's outer membrane, exposing more of the structure to the elements, elevating the potential damage to the building, property inside, and air quality.

The proposed scope of work would include a full roof replacement; removing and replacing EPDM, insulation, flashing, and copings.

Alternatives: NA

Financial Considerations: Sufficient budget authority exists in the CIP Reserve Fund for this CIP Amendment and the \$98,085 will be transferred from the CIP Reserve to the project upon approval of the CIP Amendment.

Legal Considerations: NA

Policy Considerations: NA