



ERIE COUNTY WATER AUTHORITY
INTEROFFICE MEMORANDUM

July 25, 2018

To: Commissioners Schad and Carney

From: Robert J. Lichtenthal, Jr., Deputy Director *RJL*
Paul H. Riester, Director of Administration *PHR*

Subject: Memo From Stan Jemiolo Regarding Service Center Roof Failure

Attached to this memo is a memo from Stan Jemiolo, Administrative Assistant-Facilities regarding a major issue with a roof at the Service Center at 3030 Union Road. Paul Riester, Director of Administration and I have had an opportunity to discuss this matter with Mr. Jemiolo.

While both of us concur with the analysis and the recommended potential actions, we deem it an important enough issue to review and discuss this memo with the Board during the Staff Reports period of the August 2, 2018 Board Meeting.



ERIE COUNTY WATER AUTHORITY

INTEROFFICE MEMORANDUM

July 20, 2018

To: Paul H. Riester, Director of Administration
Robert J. Lichtenthal, Jr., Deputy Director

From: Stan Jemiolo, Administrative Assistant - Facilities

Subject: Service Center Roof Failure

History:

The roof at the Service Center that covers the area from our front doors at the eastern-most point of the building to the end of area over the Meter Shop and including the area over the Mechanics bays and men's locker room is rapidly failing. We have been aware of the deteriorating condition of the roof for several years and the decision was made to postpone the roof replacement to coincide with the prospective refurbishing of the Service Center. We have been making repairs in various places on the roof to try and extend its life until the replacement is practical.

Current Status:

Recently there was a major leak above the offices in the Control area. A large area of insulation is soaked and the water has found its way in above the office area. This is the second major failure of this type. The first was in the Meter Shop, but on a smaller scale and a repair has been made. The repairs to correct the issue above Control offices involve an area of approximately 2500 square feet. It will require the removal of all roofing and insulation material down to the tectum decking. We would essentially be re-roofing that area. The repairs are estimated at \$52,000. An estimate to replace the 22,000 square feet of failed roofing, including contingency and administrative overhead is \$750,000.

Current Risks:

1. In its present condition, the roof will continue to have major and minor failures.
2. The wet insulation will continue to expand on hot days stretching and splitting the rubber roofing. It looks like an inflated truck tire has been placed under the rubber roof membrane.
3. Minor failures will occur around any number of the roof penetrations for vents, exhaust fans and HVAC units.

The repair and replacement estimates are from Garland/DBS, a national roofing manufacturer and the contract holder of roof repair/replacement with the national purchasing cooperative US Communities. They have completed two jobs for the Authority at the Sturgeon Point water Treatment Plant. Both jobs are satisfactory and come with a 30-year material and labor warranty.

The original contract was bid by Cobb County, Ga. in cooperation with US Communities. Garland DBS was awarded the contract for materials and services related to the installation of roofing. The contract outlines the pricing for materials and services. Garland conducts a bidding process to select a local contractor for the installation of the roofing. The final bids are sent to the buyer (The Authority) to make a final purchasing decision.

Options:

1. Repair the roof and delay the complete replacement of the roof.
2. Complete replacement of the roof.

Recommendation:

The Authority can no longer delay the replacement of the roof. It should be replaced no later than the fall of 2019. Repairs could get us through the winter, but other areas will continue to deteriorate and further interim repairs may be needed.

I am recommending the immediate replacement of the roof for these reasons:

1. Repairs at this stage are not long-term cost effective.
2. Delaying the replacement may cause damage to the decking and other parts of our building.
3. Delaying the replacement may mean more money spent on interim repairs.
4. Replacing in 2018 saves ECWA a minimum of \$52,000.00 in short term repair costs.

The \$750,000 in funding is available from Unit 3070 Item 101335 (Warehouse Conversion), a project which has been put on hold. A total of \$2,250,000 was earmarked for warehouse conversion and design work for the Service Center that will not be used in 2018.

An aggressive schedule for replacement is the following:

Board Approval of Budget Transfer:	August 16, 2018
Purchase Order Approved:	August 30, 2018
Start date:	Week of September 3, 2018
Completion date:	Week of October 22, 2018

I will await direction as to how to proceed.