

STAFF REPORT

Date: January 8, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Approval of roofing services proposal with Garland/DBS Inc. for roof thermographic assessment at the Reno Event Center in an amount not to exceed \$3,660. (Two-Thirds majority voting requirement) (Capital Projects Room Surcharge Fund)

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

The roof membrane of the Reno Event Center is showing wear and is exhibiting signs of no longer being watertight. This increases the potential for water to leak into the facility during and after storm events. A capital improvement project is required to reseal the roof of the Reno Events Center. Prior to bidding a roof resealing project a thermographic assessment of the roof insulation is needed to identify if any moisture is present in the insulation. If moisture is present in the insulation, portions of insulation that are wet must be replaced. If wet insulation is not removed and replaced, it will get trapped under the new roof membrane and cause corrosion and other damage to the roof system. If moisture isn't present in the insulation, then the insulation doesn't need to be replaced, and a new roof membrane can be applied.

On July 30, 2024, the Capital Projects Room Surcharge Committee authorized up to \$1,000,000 from the \$2 Room Surcharge Tax Capital Project Funds for labor and materials for the Reno Events Center roof repairs.

Staff recommends Council approve the roofing services proposal for thermographic assessment at the Reno Event Center to Garland/DBS Inc. in the amount not to exceed \$3,660.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?		X
3. Is this item included in the current budget approved and adopted by Council?	X	

Other Considerations	
What percent of the total City budget does this item represent?	<1%

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

September 9, 2011 - Council established the Capital Projects Surcharge Advisory Subcommittee

Background:

The Reno Events Center was constructed in 2005. The roof system for the Reno Events Center is original to the building. The waterproof roof membrane used for municipal facilities typically lasts between fifteen and twenty-five years in the Northern Nevada climate. The roof membrane on the Reno Events Center is nearly twenty years old, has reached its service life and is experiencing deterioration from normal wear and tear and due to ultraviolet radiation from the sun.

On July 30, 2024, the Capital Projects Room Surcharge Committee authorized up to \$1,000,000 from the \$2 Room Surcharge Tax Capital Project Funds for labor and materials for the Reno Events Center roof repairs.

Discussion:

A roofing membrane resealing project is required to waterproof the Reno Events Center roof for another fifteen to twenty-five years. Prior to bidding a roof resealing project a thermographic assessment of the roof insulation is needed to identify if any moisture is present in the insulation. If moisture is present in the insulation, portions of insulation that are wet must be replaced. If wet insulation is not removed and replaced, it will get trapped under the new roof membrane and cause corrosion and other damage to the roof system. If moisture isn't present in the insulation, then the insulation doesn't need to be replaced, and a new roof membrane can be applied.

The thermographic assessment is required to determine the appropriate scope of work for Public Works to accurately bid a roof membrane resealing project for the Reno Events Center. Staff anticipates advertising this project for a competitive bid in February so that the project can be completed during the summer of 2025 before the next winter. Staff then anticipates returning to Council in March to award a construction contract.

Staff recommends Council approve the roofing services proposal for thermographic assessment at the Reno Event Center to Garland/DBS Inc. in the amount not to exceed \$3,660.

The consequences for not approving this proposal today will result in delaying bidding for the roof membrane resealing project. Delaying bidding for this project could result in higher bid prices by not bidding during the preferred time at the beginning of the year and could also push completion of the roofing project past the time it needs to be resealed before the next wet season in fall and winter of next year.

Financial Implications:

Funding for this project comes from the Capital Projects \$2 room tax surcharge.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. The surcharge of \$2 must be used solely to pay the cost of improving and maintaining publicly owned facilities for tourism and entertainment in the district. A two-thirds majority vote is required for approval.

Recommendation:

Staff recommends Council approve the roofing services proposal for thermographic assessment at the Reno Event Center to Garland/DBS Inc. in the amount not to exceed \$3,660 and authorize the Public Works Director to sign the Purchase Order.

Proposed Motion:

I move to approve the roofing services proposal for thermographic assessment at the Reno Event Center to Garland/DBS Inc. in the amount not to exceed \$3,660 and authorize the Public Works Director to sign the Purchase Order.

Attachments:

Reno Event Center - Roofing Service Proposal