



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: April 12, 2018

MEETING DATE: April 16, 2018

SUBMITTING DEPARTMENT: Public Works

DEPARTMENT DIRECTOR: Larry Pardee

PRESENTER: Kevin Meagher

SUBJECT: Town Hall Roof Replacement

STATEMENT/PURPOSE

The purpose of this staff report is to obtain approval for replacing the Town Hall's existing cedar shake roof

BACKGROUND/ALTERNATIVES

The Town Hall was built in 1986 and the existing cedar shake roof is original to that date (32 years old). The northeast corner of the roof has been patched twice. The latest patch was last fall and the work on the roof created other leaks and is currently leaking above the Chief of Police's office desk. March 16, 2018 we received two bids to replace the existing roof with; fire rated cedar shingles, 3-tab asphalt shingles and a standing seam metal roof.

STAKEHOLDER ANALYSIS

Planning Department:

Town Building Official Jim Green and Teton County Fire Marshall Kathy Clay have fire hazard concerns about installing a new cedar shake roof. Even though the bid asked for a Type A fire rated cedar shake roof system the above officials are concerned that over time the fire treatment chemical will deteriorate. Planning and Fire Departments anticipate having future conversations about eliminating new cedar shake roofs in Teton County.

Facilities Department:

Due to fire concerns and costs the Facilities Department recommends utilizing an asphalt shingle roof replacement product. A metal roof is Not recommended since the snow will slide into the north facing valleys and cause more ice damming. A metal roof will also create life safety hazards to public walkways, even with snow retention bars.

ATTACHMENTS

- April 11, 2018 email from Jim Green, Town Building Official concerning fire hazard

FISCAL IMPACT

FY18 budget includes \$233,583.00 to replace the roof. The bid summary is below;

\$174,988.00 Cedar shakes (Inman Roofing, Inc., Cheyenne, WY)

\$125,342.00 Asphalt shingles (Fortress Roofing, Murray, UT)

\$220,072.00 Metal roof (Fortress Roofing, Murray, UT)

- Note; the quoted asphalt shingles are a typical 30 year, 3-tab shingles. If a heavier, dimensional shingle is requested the cost will increase (see below). If an asphalt product is approved the Building, Planning and Facilities Departments would jointly decide on the shape, style and color of the shingles.

Added Cost for Dimensional Asphalt Shingles:

\$145,739.00 GAF Ultra asphalt shingles (25% thicker)

\$146,356.00 GAF Grand Sequoia premium designer asphalt shingles

\$154,317.00 GAF Grand Canyon premium designer asphalt shingles (heaviest on market)

- Note; Three days after the bid Fortress Roofing sent us a note stating Canadian soft wood products would be susceptible to a 21% tariff price Increase (\$21,085.00)

STAFF IMPACT

Public and Town Hall staff will have to utilize specifically labeled building entrances/exits, as the roof is being removed and installed (~2 weeks). Construction noise will be very evident throughout the building.

Facilities Manager will supervise and manage re-roof project as needed

LEGAL REVIEW

RECOMMENDATION

Staff recommends an asphalt shingle product be approved.

SUGGESTED MOTION

I move that the Town Council approve the asphalt shingle contract, not to exceed \$154,317.00, with Fortress Roofing of Murry, UT, and upon legal approval, authorize the mayor to execute all necessary contract agreements.

Synopsis for PowerPoint (120 words max):

Kevin Meagher

From: Jim Green
Sent: Wednesday, April 11, 2018 9:29 AM
To: Kevin Meagher
Cc: Kathy Clay; Tyler Sinclair
Subject: Town Hall RE-ROOF

Kevin,

Fire Marshal Kathy Clay and myself have discussed the Town Hall roof replacement. We both strongly suggest considering roofing materials other than the existing wood shakes.

Even the treated shakes available are outdated and a major fire hazard. We are surrounded by forest subject to wildfire, and using a wood product would be adding to the fuel load in the event of a fire. Also, we are subject to the real threat of a seismic event that history has shown results in major fires.

There are superior fire resistant materials available that can capture the same look as shakes, yet provide better fire protection. Also, the new materials on the market have a guarantee of double the life expectancy of wood shakes and costing far less to purchase.

For superior fire protection and economic reasons, the Fire Marshal and myself highly suggest a superior product over wood shingles/shakes to be used in the re-roof of Town Hall.

Thank you for the consideration,

Jim Green CBO

Jim D. Green
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