



Takoma Park City Council Meeting – February 8, 2023 Agenda Item 4

Work Session

Single Reading Ordinance Authorizing Execution of a Contract for Roof Replacement at the New Hampshire Avenue Recreation Center

Recommended Council Action

Vote to approve the single reading ordinance.

Context with Key Issues

The Department requested proposals from roofing contractors for the replacement of the roof at the New Hampshire Avenue Recreation Center. The current roof has well exceeded its expected life and is leaking. The scope of work includes the removal of the existing roof membrane, replacement of the subsurface insulation, and installation of a new TPO 60 mil roofing membrane. The flashing, roof drains, and drop edge will all be replaced as well. The new roof will have a 20-year warranty on the membrane and 5 year warranty on workmanship.

The Department received five proposals, as follows:

Len Home Design, Inc	\$ 84,000
Crowley Construction, Inc	\$138,650
Franco Brothers	\$139,200
Simon Roofing	\$313,685
Maggio Roofing Co	\$451,218

The Department recommends the award of the contract to Len Home Design, Inc., as the lowest, responsible bidder.

Council Priority

Environmentally Sustainable Community, Engaged, Responsive & Service-oriented Government

Environmental Impact of Action

The roof membrane is currently failing, and the risk of interior damage and mold exists. The City is following the industry standard for flat roof replacement by selecting a TPO membrane. While the material is a product of petrochemicals, it will provide for a 20-year warranty and may exceed that longevity with proper maintenance.

Fiscal Considerations

The FY23 budget included funding of \$160,000 from ARPA for maintenance work on the New Hampshire Avenue Recreation facility. The proposed work included roof replacement, HVAC

repair/replacement, and air filtration for the weight room and gym. The air filtration units were purchased for \$5,800. Once the roof project is completed, the funding remaining is \$70,200, which will more than cover the cost of the HVAC system replacement.

Racial Equity Considerations

The New Hampshire Recreation facility is located in a historically under-resourced part of the community. The facility provides much-needed services for youth and seniors, including people of all ethnic backgrounds.

Attachments and Links

Single Reading Ordinance

Introduced by:

Single Reading

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2023-

**AUTHORIZING A CONTRACT FOR ROOF REPLACEMENT AT THE
NEW HAMPSHIRE AVENUE RECREATION CENTER**

WHEREAS, in accordance with the City procurement procedures, the Public Works Department solicited proposals for the roof replacement at the New Hampshire Avenue Recreation Center; and

WHEREAS, Len Home Design Inc has been determined to be the most responsive and responsible bidder; and

WHEREAS, the Public Works Department requests permission to award a contract to said firm to provide said services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

Section 1. The City Manager or their designee is authorized to enter into a contract with Len Home Design for the removal and replacement of the roof at the New Hampshire Avenue Recreation Center.

Section 2. This Ordinance shall become effective upon adoption.

Adopted this _____ day of February, 2023 by roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT: