



Legislation Details (With Text)

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**File created:** 7/29/2019    **In control:** City Council

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**Title:** Consideration of and action on renewing the annual roof maintenance contract with Tremco, Inc.

**Sponsors:** Public Works

**Indexes:**

**Code sections:**

**Attachments:** 1. 20190717-Tremco-TREMCARE Renewal Proposal, 2. tremcareflyer

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Consideration of and action on renewing the annual roof maintenance contract with Tremco, Inc.

Summary: Since 2010 the city has had a roof maintenance agreement with Tremco, Inc. as part of their Managed Asset Program. This contract must be renewed each year. This year the cost for renewal is \$34,718.61.

The maintenance contract between Tremcare and the City of Deer Park helps to mitigate small roofing problems like leaks and debris that can grow into large, expensive issues. Tremcare’s roof maintenance program can help prevent premature deterioration and help keep roofing assets in operation longer. Tremcare employs trained roofing technicians to perform regularly scheduled inspections, housekeeping and maintenance, and to ensure that problems are uncovered and corrected early to prevent costly emergency repairs. Maintenance of roof assets can help lower total roofing costs by significantly extending the roof’s service life. In addition, this maintenance contract covers roof maintenance plan for leaks, assessment of existing roofs, maintenance plan for all covered facilities, visual and site maintenance, online tracking for roofs and a roofing inventory asset management plan.

The Managed Asset Program covers preventative maintenance as well as leak response on city facility roofs listed in the attachment (20190717-Tremco-TREMCARE Renewal Proposal.PDF) If one of the listed facilities experiences a leak, we simply call them and crew is sent out to facility within 24 hours. If it is a minor leak, which is normally the case, the leak is repaired at no cost to the city. If the leak is more extensive, a discounted quote is provided to the City, however the main purpose of the program is for budgetary purposes. Tremco analyzes each of the listed facility roofs, the information is uploaded to a website in which we can see the information that have on all roofs. The roofs are categorized into three categories groups, green - which is a roof in excellent condition, amber - which is a roof in fair condition but not in need of immediate replacement and red - if a roof is listed in red, the roof is in bad condition and Tremco recommends replacement or repair, and will provide us a budgetary estimate to consider for our next fiscal year. During the budget process we can access the

website to see if there are any issues we need to budget for.

...Fiscal/Budgetary Impact:

\$34,718.61 - This agreement is budgeted out of account 010-401-4240

Staff recommends renewing the annual agreement with Tremco, Inc.