



Hayden Garage Roof Replacement

Presented to:

Operational Planning & Infrastructure Committee

May 2, 2023

Hayden Garage Roof Replacement



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Existing roof conditions:

- Roof is over 25 years old and is showing obvious signs of aging.



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Existing roof conditions cont'd.:

- Roof membrane has separated from the underlying wet insulation, resulting in bulging as shown here. This is typical throughout the entire roof.



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Existing roof conditions cont'd.:

- Water leaks on A/C ducts and electrical conduits in workshop. This condition is common throughout.



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Existing roof conditions cont'd.:

- Transition parapet wall had to be patched to reduce leaks into building.



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Existing roof conditions cont'd.:

- Leak in Operator's recreation room.



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Existing roof conditions cont'd.:

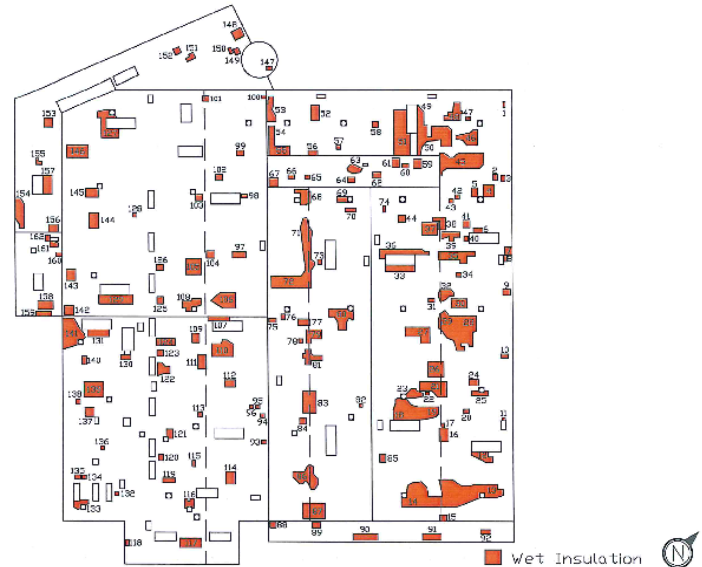
- Field repair similar to this is a common occurrence throughout.



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Existing roof conditions cont'd.:

- Roof Mapping - Dark areas indicate moist insulation. This condition exists over approximately 10% of total roof area.



Cleveland RTA Hayden
1361 Hayden Ave
East Cleveland, OH 44112
Date: 6/21/2022

PEMCo THERMAL, INC. - INFRARED CONSULTANTS
659-B LAKEVIEW PLAZA BLVD • WORTHINGTON, OH 43085 • PHONE: 614-885-3319 • E-MAIL: tmartin@pemcothermal.com

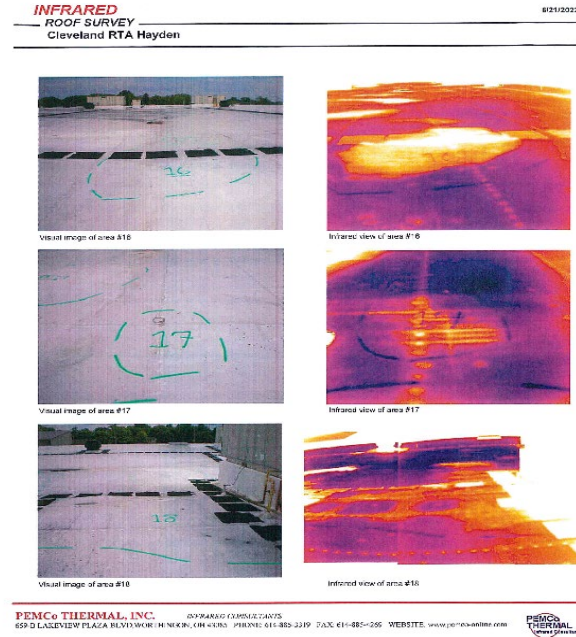
Scale
1" = 80'
(approx)



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Existing roof conditions cont'd:

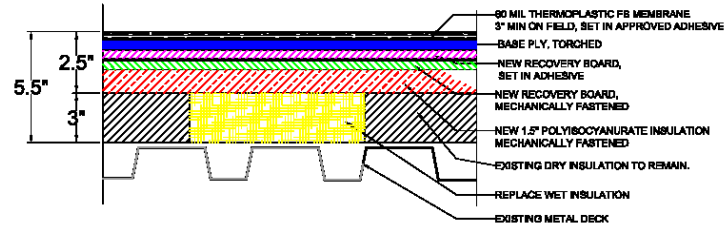
- Visual images of scanned area vs infrared view of area



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Benefits:

- \$7,000/yr savings in energy costs due to increased R value from 18.6 to 27.9
- \$1M saved in demolition costs
- Environmentally friendly – 5,000 CY debris prevented from entering landfill
- 3 year contractor warranty and 30 year NDL manufacturer warranty



TYPICAL FINISH PROFILE

Hayden Garage Roof Replacement

- Procurement Overview

Invitation For Bid (IFB) issued February 27, 2023.

Accessed on the GCRTA website by twenty-seven (27) interested parties.

Four (4) firms submitted a bid.

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Lowest responsive and responsible vendor:

- Terik Roofing, Inc.

A 20% DBE participation goal was assigned to this project and will be achieved through the use of Contractor Connection, Inc., River City Solutions, LLC, and ROMA Designs, LLC.

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Firm Experience:

- Terik Roofing, Inc. has successfully completed projects for Cleveland State University, Cuyahoga County, Lubrizol Corporation, and Progressive Insurance, among others.

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Recommendation:

Staff requests that the Operational Planning and Infrastructure Committee recommend award to Terik Roofing, Inc. for the Hayden Garage Roof Replacement. The contract is in an amount not to exceed \$5,688,162.00. The Authority will use a 2022 competitive bus grant award to help fund this project.

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Questions?