

RESOLUTION 19D-11

RESOLUTION AUTHORIZING AN AGREEMENT WITH JAMAR COMPANY FOR REPAIR OF THE MRO BUILDING IN THE AMOUNT OF \$109,457.04

CITY PROPOSAL:

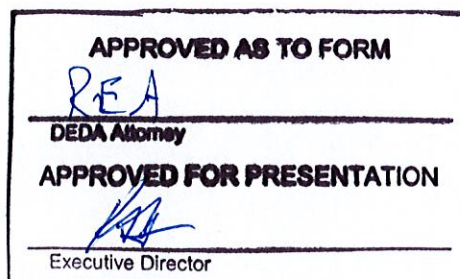
RESOLVED, by the Duluth Economic Development Authority ("DEDA") that the proper DEDA officials are hereby authorized to enter into a contract (DEDA Contract No. 19-0860-XXXX) with Jamar Company for the repair of the MRO building roof at the Duluth International Airport in the amount of \$109,457.04, payable from Fund 0860.

Approved by the Duluth Economic Development Authority this 27th day of March, 2019.

ATTEST:



Executive Director



STATEMENT OF PURPOSE: This resolution approves the award by DEDA of a contract to Jamar Company to repair portions of the ethylene propylene diene monomer (EDPM) roof of DEDA's MRO Building at the Duluth International Airport.

The MRO Building was originally constructed for Northwest Airlines (NWA) in the late 1990's, in part with development assistance from DEDA. It is currently leased to AAR for aircraft refurbishing operations. AAR has occupied the building for more than 6 years, and has provided DEDA with a letter of intent to enter into an amendment of the lease and continue occupancy. Under the terms of the Lease with AAR, the maintenance and repair of the EDPM Roof is DEDA's responsibility.

Due to age and associated wear and tear, the EDPM roof is nearing its end of useful life and now requires major remedial actions. The roof repairs are the first phase and address the major deficiencies in preparation for the second phase of a liquid applied membrane that would return the roof to "like-new" condition.

The EDPM roof is comprised of five separate sections at a total of nearly 162,000 square feet.

Since the work is necessary to the long-term integrity of the building, DEDA determined to proceed with the repair of all five sections of the EDPM roof. The second phase, which is the application of the fluid applied membrane, is projected to occur in 4-5 years by allocating lease revenues annually.

The Jamar Company has been providing roof services to the MRO facility EDPM roof, including emergency repairs, and has foundational knowledge of the needs of the EDPM system. On October 10, 2018, it provided to DEDA a "Management Report" constituting a long-term plan for the maintenance, repair and ultimately the replacement of the MRO roof. Based on their recommendations, DEDA staff has determined that it is prudent and necessary to commence implementation of the plan by patch and repair EDPM, replace deteriorated flashing, replace wet/deteriorated insulation, address sealant failures, and address open T-joints as described in the Jamar Roof Report.

In 2017, the city entered into a cooperative purchasing agreement with Sourcewell (formerly the National Joint Purchasing Alliance, or NJPA) which authorizes the city to purchase goods and services under contracts entered into by Sourcewell. Sourcewell establishes and provides nationally leveraged and competitively solicited purchasing contracts under the guidance of the Minnesota Uniform Municipal Contracting Law which allows member agencies access to national contract volume pricing. Jamar is one of the companies that provided the lowest prices for roof work, allowing DEDA to contract with Jamar under Sourcewell contract MN03IR-042517-JMR for the work.