



Legislation Text

File #: 19-0224R, **Version:** 1

RESOLUTION APPROVING DEDA RESOLUTION 19D-11 AUTHORIZING AN AGREEMENT WITH THE JAMAR COMPANY FOR REPAIR OF THE MRO BUILDING ROOF IN THE AMOUNT OF \$109,457.04.

CITY PROPOSAL:

RESOLVED, the city council hereby approves resolution 19D-11 of the Duluth Economic Development Authority (DEDA) authorizing a contract in the amount of \$109,457.04 with The Jamar Company (Jamar) for the repair of the MRO building roof at the Duluth International Airport.

STATEMENT OF PURPOSE: The purpose of this resolution is to approve the award by DEDA of a contract to Jamar to repair portions of the ethylene propylene diene monomer (EPDM) 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 six 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 EPDM roof is DEDA's responsibility.

Due to age and associated wear and tear, the EPDM roof is nearing the end of its useful life and 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 EPDM 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 EPDM roof. The second phase, which is the application of the liquid applied membrane, is projected to occur in 4-5 years by allocating lease revenues annually.

Jamar has been providing roof services to the MRO facility EPDM roof, including emergency repairs, and has foundational knowledge of the needs of the EPDM 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 patching and repairing EPDM, replacing deteriorated flashing, replacing wet/deteriorated insulation, addressing sealant failures, and addressing 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 for the work with Jamar under Sourcewell contract MN03IR-042517-JMR.

