



City of Venice Public Safety Facility

Update to City Council

10.31.2018

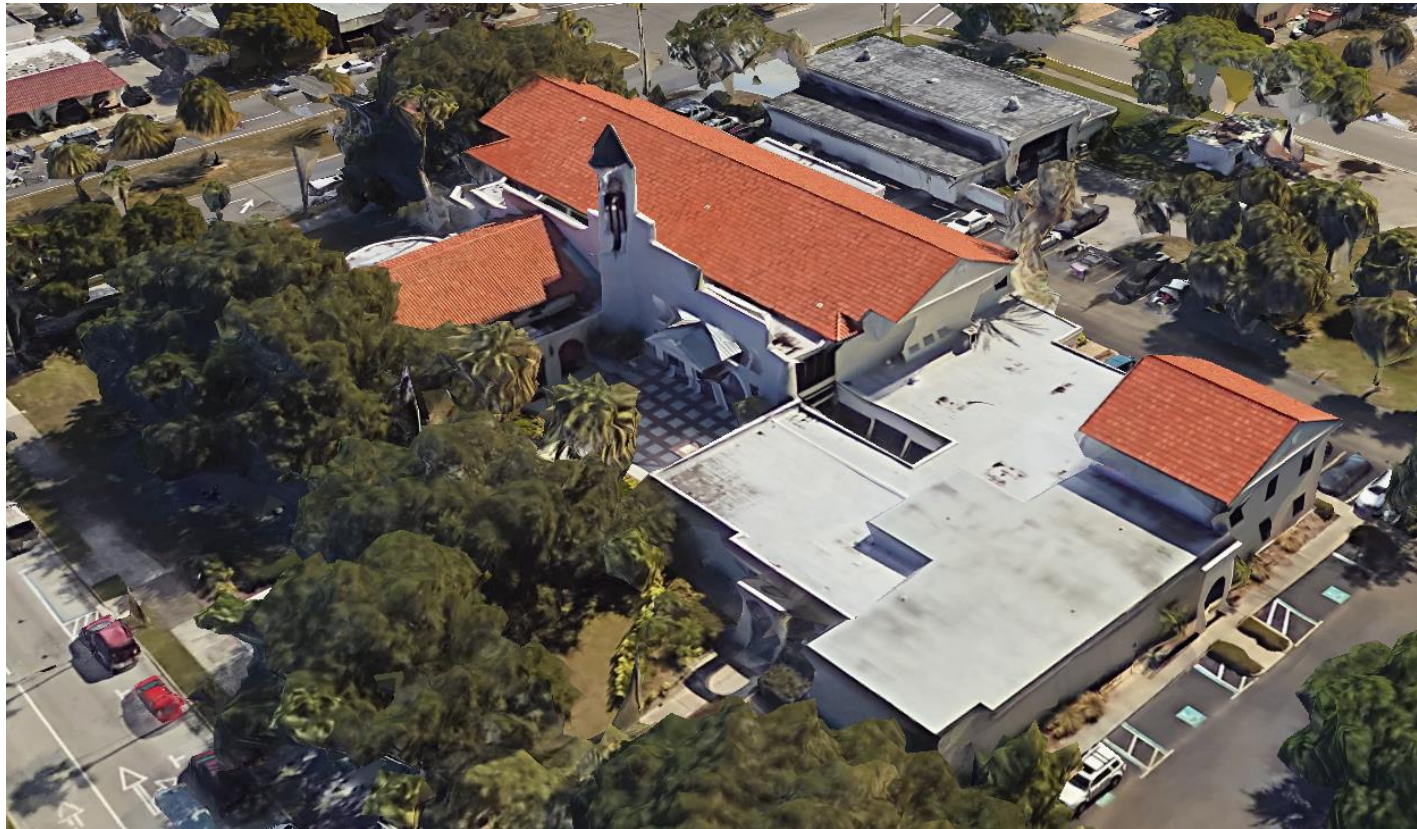


Agenda - Design

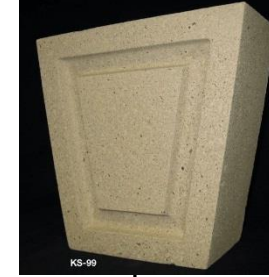


- Venetian Gateway Low Slope Roof Examples
- Venice PSF Exterior Options and Associated Price
- Hardened Facility Regional Precedents
- Design Features of Low Slope Roofs
- Roof System Manufacturer Longevity

Venetian Examples: Low Slope Roofs



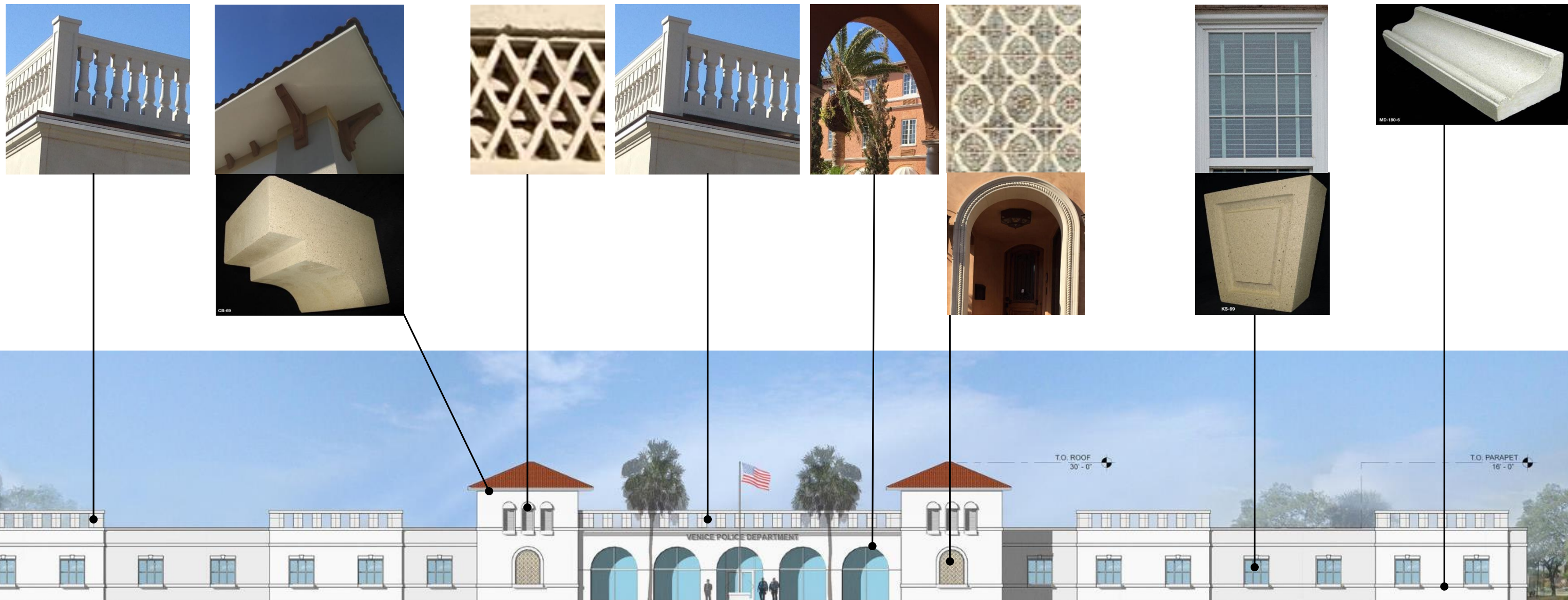
- Schematic Estimate – \$12,041,388



North Elevation: Option 2



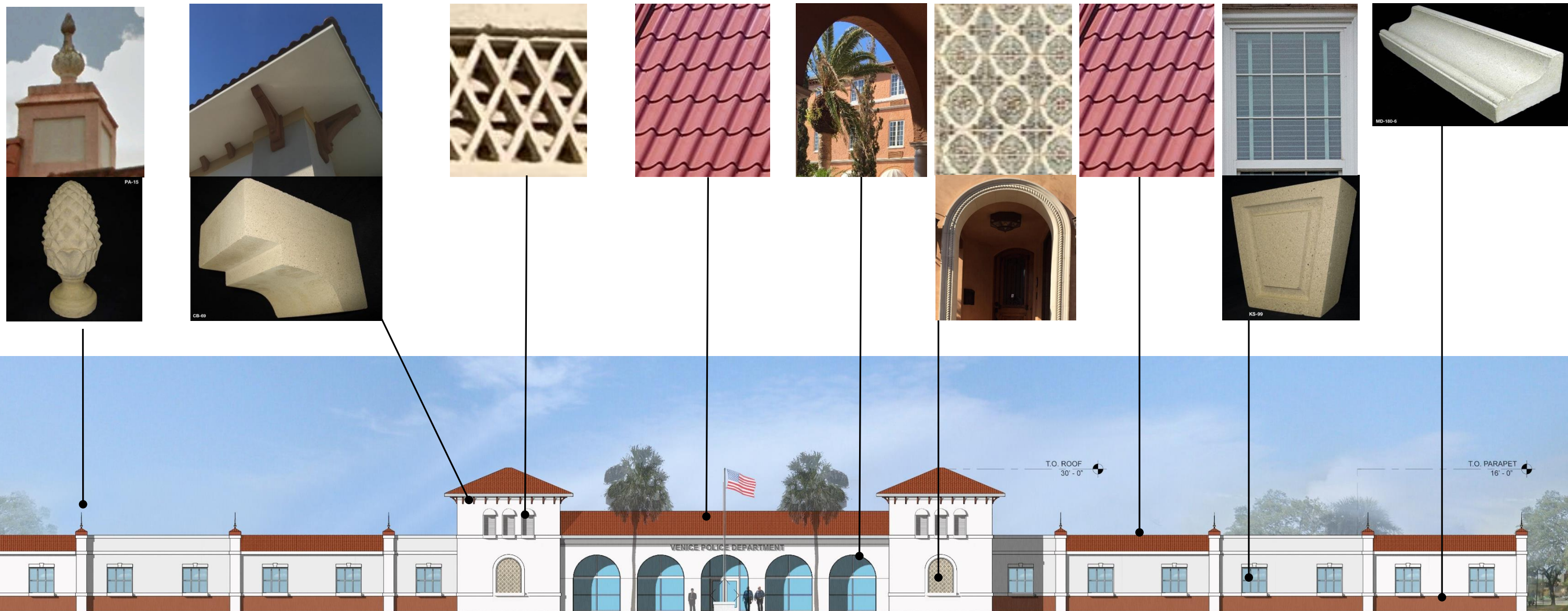
- Schematic Estimate – \$10,974,367



North Elevation: Option 3



- Schematic Estimate - \$11,286,110



North Elevation: Option 3 - Perspective View



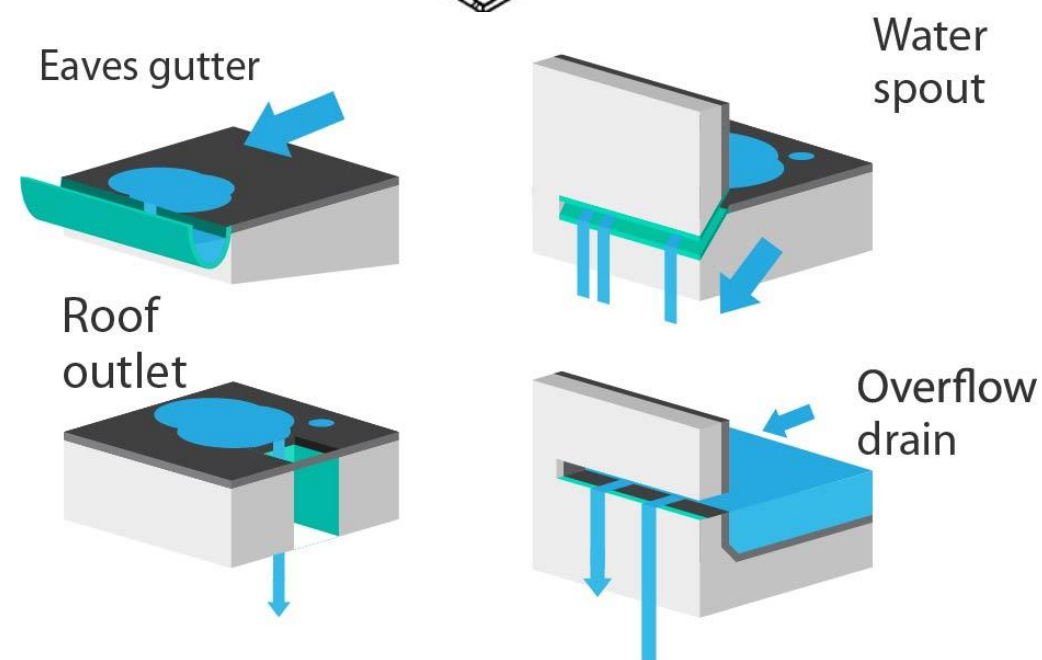
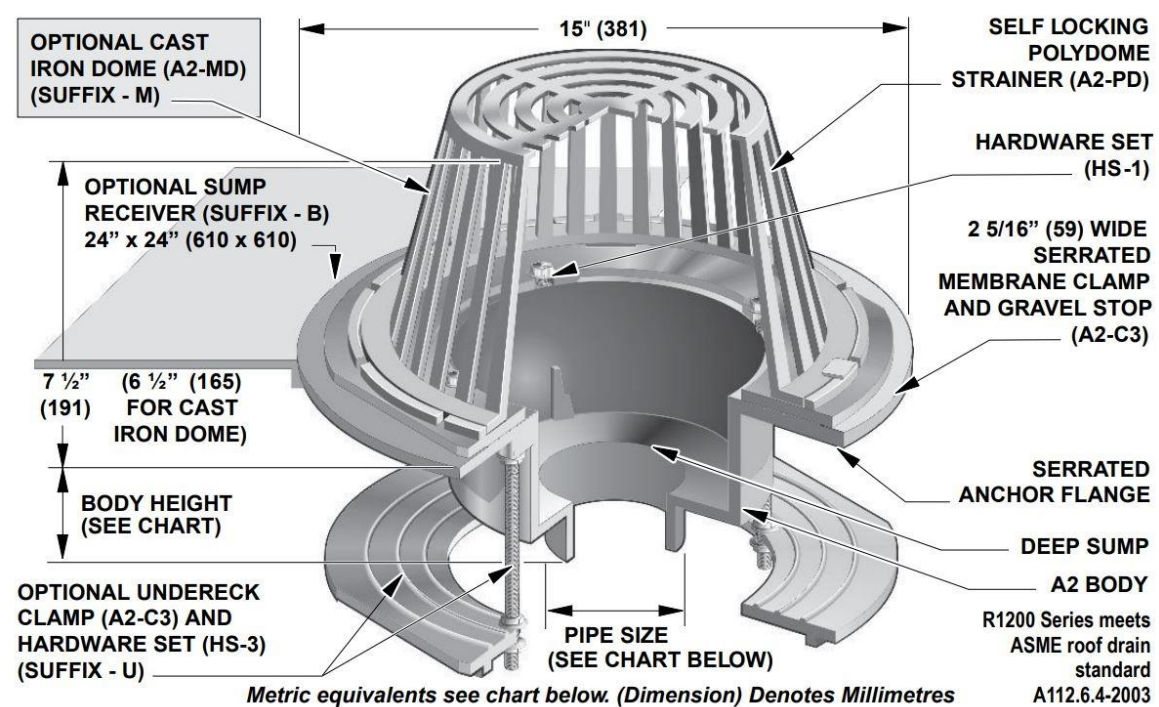
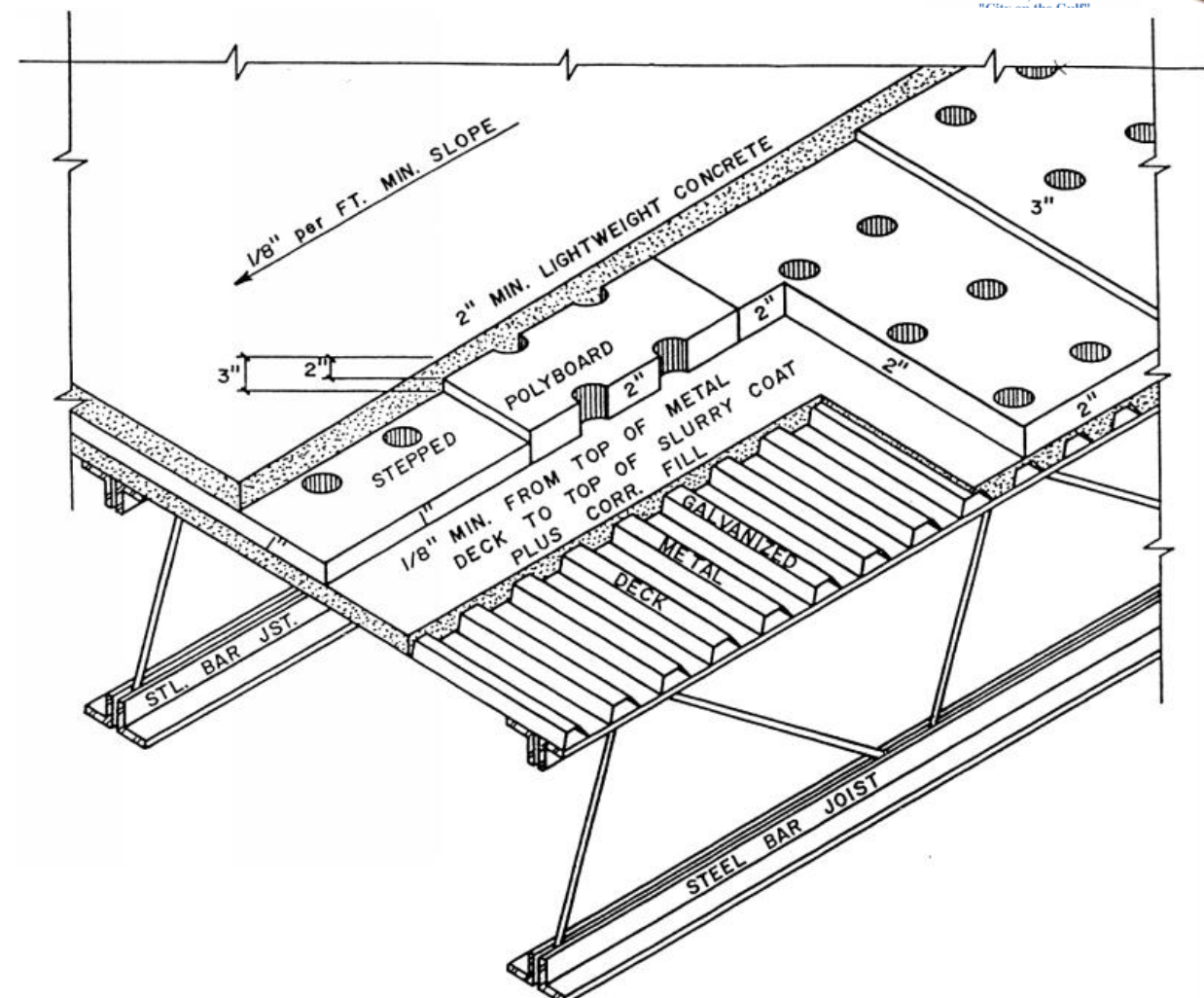
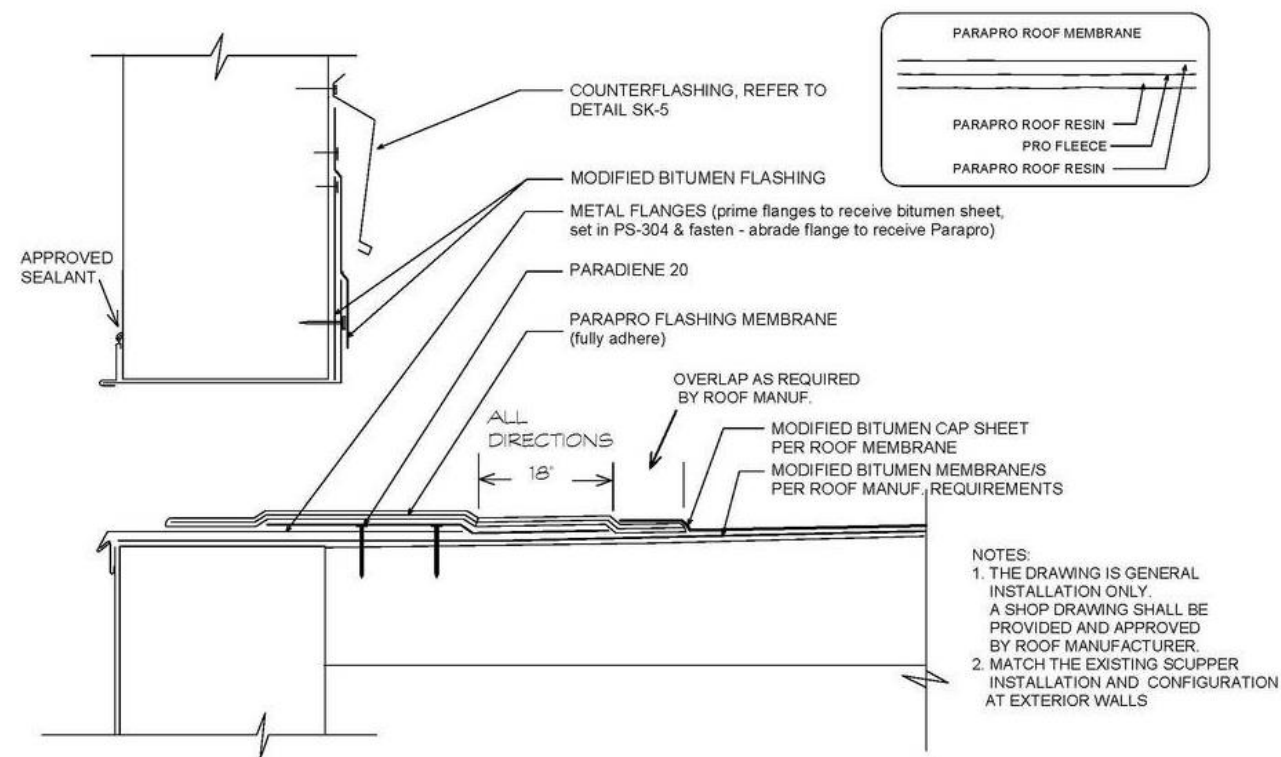
Hardened Facilities: Regional Precedents



- Sarasota County EOC
- Hillsborough PSOC
- Sarasota Police HQ
- Cape Coral Police HQ
- St. Pete Police HQ
- Okeechobee County EOC/911
- Sunrise Public Safety Complex
- Manatee County EOC



Design Features: Low Slope Roofs



Roof System: Manufacturer Longevity



- Firestone Building Products - Roofing
 - World-recognized leader for over 100 years
- GAF - Roofing
 - GAF is part of the largest roofing and waterproofing business in the world
 - Established 1886
- CertainTeed - Roofing
 - CertainTeed has helped shape the building products industry for more than 110 years.
 - Founded in 1904 as General Roofing Manufacturing Company

Option Cost Comparison



Schematic Estimate - \$12,041,388



Schematic Estimate - \$10,974,367



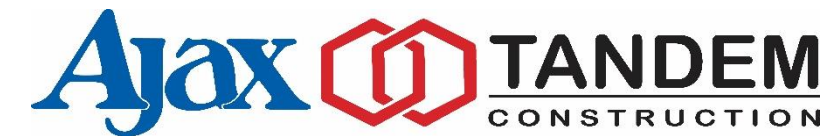
Schematic Estimate - \$11,286,110



Roofing Schematic Estimates



City of Venice - Public Safety Facility
Cost Comparison of Roofing Options



Building = 30,000 sf

Div.	Work Description	Option - 1 \$12,041,388 Fully Pitched Metal Roofing	Option - 2 \$10,974,367 Low Sloped - SBS 3 Ply	Option - 3 \$11,286,110 Low Sloped w/ Mansards
3	Concrete Foundations	\$ 199,155	\$ 151,742	\$ 157,053
3	Tilt-wall	\$ 327,179	\$ 359,897	\$ 373,147
4	Masonry / Stucco / Paint / Architectural Elements	\$ -	\$ 31,512	\$ 123,862
5	Structural Steel & Metal Decking	\$ 247,500	\$ 197,717	\$ 215,967
5	Cold Formed Metal Trusses / Framing	\$ 607,218	\$ -	\$ 65,000
7	SBS 3-Ply Modified Roof	\$ -	\$ 525,000	\$ 503,125
	Metal S-Tile Roofing	\$ 774,000	\$ -	\$ 87,500
	Direct Cost of the Work	\$ 2,155,052	\$ 1,265,868	\$ 1,525,654
	Insurance / Bonds / Escalation / Contingency / Fees	\$ 431,010	\$ 253,174	\$ 305,131
	Total Estimate	\$ 2,586,062 \$ 86.20	\$ 1,519,041 \$ 50.63	\$ 1,830,784 \$ 61.03

Delta / Savings From Option 1

\$ 1,067,021

\$ 755,278

Low Sloped Roof: Warranty Options



Low Sloped 3-Ply SBS Roof Warranty

- 20 Year NDL Warranty for Weather Tightness
- 2 – 5 Year Installer Warranty as specified
- Recommends Maintenance Agreements
- Extend Manufacturer Warranty Options (Possible)
 - Potential for additional 10 – 20 Years with new Ply
 - Year 15 – 20 Discuss with Manufacturer
 - Year 25-30 Discuss with Manufacturer

20 YEAR ROOF MEMBRANE GUARANTEE

ROOF MEMBRANE GUARANTEE **siplast**

Guarantee No.:
Guarantee Date:

WHEREAS, SIPLAST, INC., (SIPLAST) Highway 67 South, Arkadelphia, Arkansas has sold materials which have been used in applying a Roof Membrane to a building, owned and described as follows:

OWNER:
ADDRESS OF OWNER:
JOB NAME & AREA:
ADDRESS OF BUILDING:
USE OF BUILDING:

ROOF MEMBRANE:
ROOF DECK:
ROOF INSULATION:
ROOF AREA:
ROOFING CONTRACTOR:
COMPLETION DATE:

NOW, THEREFORE, SIPLAST, HEREBY GUARANTEES TO THE ABOVE OWNER: (Subject to the following terms and conditions), that said roof membrane shall remain in a water-tight condition for a term of twenty (20) years, commencing with the date hereof; or SIPLAST shall repair the roof membrane at its own expense. This Guarantee shall be subject to the following additional terms and conditions.

A. SIPLAST, shall be liable under this guarantee only if:

1. The roof membrane is installed according to SIPLAST specifications;
2. The installation is by a roofing contractor approved in advance by SIPLAST;
3. The use of SIPLAST materials has been approved in advance by SIPLAST;

B. NOTICE OF CLAIM
Any claim hereunder shall be deemed waived unless the owner shall have given SIPLAST written notice thereof within thirty (30) days after a leak is discovered or should by reasonable diligence have been discovered.

C. EXCLUSIONS FROM COVERAGE
This Guarantee does not cover leaks which result from either occurrences beyond the control of SIPLAST or mistreatment both of which include but are not limited to the following:

1. Damage to the Roof Membrane caused by lightning, wind-storm, hail, earthquake, tornado, hurricane, or similar unusual occurrences.
2. Damage to the Roof Membrane caused by any deliberate or negligent act in maintaining the roof.
3. Damage to the Roof Membrane caused by unauthorized repairs, or subsequent work on or through the roof done without prior written approval by SIPLAST of the methods and materials to be used.
4. Damage to the Roof Membrane caused by structural defects or failure of any substrate component, i.e. materials used as insulation or vapor retarder, including defects in application of the substrate components.
5. Damage to the Roof Membrane caused by falling objects.
6. Damage to the Roof Membrane caused by movement of metal work used in conjunction with the Roof Membrane.
7. Damage to the Roof Membrane caused by installation of a sprinkler system, water or air conditioning equipment, radio or television antenna, framework for signs, water tower or other installation on the roof after the installation of the Roof Membrane without a prior written approval by SIPLAST of the methods and materials to be used.
8. Damage to the Roof Membrane resulting from other than occasional traffic across its surface or from its use as a storage area or recreational surface or for any other similar purposes.
9. Damage to the Roof Membrane caused by a change in use of the building without prior written approval of SIPLAST.
10. Damage to the Roof Membrane caused by ponding of water or other conditions resulting from improper drainage.

D. LIMITATION OF LIABILITY
SIPLAST shall be liable only for the cost of repair of such existing Roof Membrane or installation of a replacement Roof Membrane by a SIPLAST approved roofing contractor. SIPLAST, shall not be liable for damages to other components of the roof or the building or the contents or for consequential damages. The expense of removing and replacing traffic surfaces built over the roof shall be borne by the Owner.

It shall be a condition to the liability of SIPLAST hereunder that SIPLAST have access to the roof during business hours throughout the term of the guarantee. This guarantee shall be subject to all costs of installation being paid, including those of the roofing contractor.

THIS GUARANTEE SHALL BE IN LIEU OF ANY AND ALL OTHER WARRANTIES EXPRESSED OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

SIPLAST
By: _____
James N. Mollenhoff, President

Rev 6/2014


Siplast 1000 E. Rochelle Blvd. • Irving, Texas 75062-3940 • 469-995-2200 • www.siplast.com An Icopal Group Company

Metal Roof: Warranty Options



Metal S-Tile Roof Warranty

- 20 Year Finish Warranty Offered
- No current Weather Tightness Warranty
- 2 – 5 Year Installer Warranty as specified
- Recommend Maintenance Agreements
- Finish may fade overtime
- Specialty Paint options for coating Metal Roofing



Kynar 500® or Hylar 5000™ Limited Warranty

MATERIAL DESCRIPTION: _____ **JOB NAME:** _____

SOLD TO: _____ **INVOICE NUMBER(S):** _____

OWNER: _____ **EFFECTIVE DATE:** _____

_____ **DATE OF ISSUE:** _____

Berridge Manufacturing Company warrants that Kynar 500® or Hylar 5000™ 70% full-strength Fluoropolymer finish will perform for twenty (20) years from date of installation as an effective surfacing material within the scope of the conditions and limitations defined in this warranty document.

3. CUSTOMER MUST NOTIFY BERRIDGE MANUFACTURING COMPANY IN WRITING WITHIN THIRTY (30) DAYS FROM DISCOVERY OF THE CONDITION WHICH IS THE BASIS OF ANY CLAIM AND ALLOW AN INSPECTION OF THE MATERIALS DURING NORMAL BUSINESS HOURS.

EFFECTIVE SURFACING MATERIAL IS DEFINED TO MEAN:

1. Freedom from cracking, chipping or peeling due to the deterioration of the finish for a period of twenty (20) years from date of purchase, exclusive of mechanical damage or other abnormal contingencies. (See Para 2).
2. Freedom from any color changes in excess of 5 NBS Units (Using the NBS unit of color notation as measured on the MEECO Colormaster: ASTM-D-2244) for a period of twenty (20) years from date of purchase.
3. Freedom from chalking in excess of Number 8 Rating (ASTM-D-659-80) for a period of twenty (20) years from date of installation.

TERMS AND CONDITIONS OF WARRANTY:

1. Berridge shall not have any obligation under this Warranty until all invoices for installation, supplies and services have been paid in full to Berridge and to the Roofer.
2. **BERRIDGE HAS NO OBLIGATION NOR RESPONSIBILITY FOR DAMAGE TO FINISH OR MATERIALS CAUSED BY THE FOLLOWING CONDITIONS:**
 - A. Materials installed in corrosive or aggressive environments including, but not limited to, areas subject to marine conditions, salt water, salt water spray, chemicals, or harmful gases with the exception of normal air pollution.
 - B. Acts of God, falling objects, fire or external forces.
 - C. Abnormal or harmful gases, fumes or chemicals other than general air pollution.
 - D. Physical damage after installation, intentional or unintentional, whether caused by abuse, misuse, negligence, vandalism, or excessive foot traffic on roof area.
 - E. Any act or acts which damages finish after installation of materials on project.
 - F. Physical damage caused during the forming process due to machinery or roll forming process used.
 - G. Slopes of the roof or sections with a pitch of less than one in twenty-four or otherwise as to allow puddling or staining.
 - H. Deterioration of finish or materials due to improper storage prior to or during installation process.
 - I. Deterioration of the finish or substrate caused by standing water or condensation.
 - J. Discoloration or damage to panel finish caused by failure to remove factory-applied protective strippable plastic film.
4. **BERRIDGE MANUFACTURING COMPANY'S OBLIGATION WITH RESPECT TO THIS WARRANTY IS LIMITED AS FOLLOWS:**
 - A. In the event of a valid claim, Berridge Manufacturing Company shall, at its option: a.) assume the reasonable costs to restore the finish on the materials; b.) furnish replacement materials; or c.) refund the original purchase price paid to Berridge for the materials less five percent (5%) for each year which has lapsed since the date of purchase of the materials.
 - B. Berridge Manufacturing Company's maximum liability for any claim under this Limited Warranty will be the lesser of the three amounts calculated pursuant to a, b, or c of paragraph 4A above.
 - C. It will be at the sole discretion of Berridge Manufacturing Company to determine which action will be taken with respect to any claim under this Limited Warranty.
 - D. In no event shall Berridge Manufacturing Company's liability exceed the lesser of the cost of replacing or restoring the defective panels.
 - E. The warranty on any repaired or replaced product shall be for the remainder of the warranty period applicable to the original purchase.
 - F. **EXCEPT AS SET FORTH HEREIN, BERRIDGE MANUFACTURING COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND HEREBY EXPRESSLY DENIES THE SAME.**
5. This warranty is tendered for the sole benefit of the original owner of the project named herein and is not transferable or assignable.
6. Berridge's only liability and responsibility is to the terms and conditions of this Warranty. This Warranty supersedes and is in lieu of any and all other warranties (whether express or implied) that are either in addition to or in conflict with the term(s) and condition(s) stated herein.
7. In the event a court of competent jurisdiction rules that any portion of this Limited Warranty is unenforceable, the remainder of this Limited Warranty shall be construed and enforced as if the stricken portion was not a part hereof originally.

BERRIDGE MANUFACTURING COMPANY | 6515 Fratt Road, San Antonio, TX 78218 | P: (210) 650-3050 | F: (210) 650-0379

rev.030810 - 20YR Kynar Warranty

Life Cycle Probable Cost: Roof Systems



City of Venice - Public Safety Facility
Roofing Life Cycle Cost Analysis Estimate (Probable Cost)



			Low Sloped SBS 3-Ply	Fully Pitched Metal S-Tile
0 - Year		SBS 3 - Ply Base Roof Cost w/ 20 Year Manufacturer Warranty	\$525,000	
0 - Year	*	Metal Roofing Base Cost w/ 20 Year Manufacturer Finish Warranty		\$774,000
Year 1 - 20		Maintenance SBS Roofing - 20 Years	\$50,000	
		Maintenance on Metal Roofing - 20 Years		\$25,000
20 - Year	***	Extended 10 Year Warranty w/ New SBS Ply Over-layment	\$144,405	
20 - Year	**	Re-coat Finish for Metal Roofing		\$132,612
Year 21 - 30		Maintenance SBS Roofing - 10 Years	\$27,500	
		Maintenance on Metal Roofing - 10 Years		\$17,500
30 - Year	***	Extended 10 Year Warranty w/ New SBS Ply Over-layment	\$224,026	
30 - Year	**	Re-coat Finish for Metal Roofing		\$205,730
Year 31 - 40		Maintenance SBS Roofing - 10 Years	\$35,000	
		Maintenance on Metal Roofing - 10 Years		\$35,000
40 Year - Life Cost of Roofing System			\$1,005,931	\$1,189,842
Per Year Costs over 40 Year Life			\$25,148.26	\$29,746.05

- * Does not include the additional structure costs such as metal frame trusses, increased foundations & steel. (Estimate of \$818,021)
- ** Re-coating required to maintain finish color.
- ** Costs estimate include an annual 4.5% escalation factor.
- *** SBS Overlay w/ extended warranty based on maintenance & manufacture evaluation of existing roof
- *** Costs estimate include an annual 4.5% escalation factor.