



Legislation Details (With Text)

**File #:** 17-896      **Version:** 1      **Name:**

**Type:** Information/Discussion Item      **Status:** Agenda Ready

**File created:** 5/5/2017      **In control:** City Council

**On agenda:** 7/11/2017      **Final action:**

**Title:** Review of Northfield Community Resource Center (NCRC) Senior Center Roof Repair Project.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 - NCRC Roof Replacement cost 7-6-17

Date	Ver.	Action By	Action	Result
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**City Council Meeting Date:** July 11, 2017

**To:** Mayor and City Council  
City Administrator

**From:** David E. Bennett, Public Works Director/City Engineer

Review of Northfield Community Resource Center (NCRC) Senior Center Roof Repair Project.

**Action Requested:**  
Discussion only.

**Summary Report:**

The City has been working with the Management Company at the NCRC and representatives from the Senior Center reviewing issues with the roof over the pool area of the Senior Center. Staff engaged ATS&R Architects to review the roof and provide a scope of work on the needed repairs.

ATS&R provided an estimate of the repairs on the roof (Attachment 1) of \$180,000. However, prior to proceeding, ATS&R is recommending that we complete mechanical testing and balancing on the air circulation and pool dehumidification to make sure it is operating properly for the space at the operation temperature of the pool.

Staff will be requesting City Council authorize \$5,000 to complete the mechanical review at the July 18, 2017 City Council Meeting. From there, staff will bring back an update on the mechanical review and recommended scope of the project.

**Alternative Options:**

In review of the estimate for the roof repairs, the existing shingles were replaced in 2006 and are roughly half way through their life now. One option is to just fix the area over the pool, which could save roughly \$50,000, or just replace it all at this time. Possibly, that area could be bid as an alternate and if pricing is favorable could

be incorporated into the project.

**Financial Impacts:**

There are not adequate capital reserves to fund this improvement, as the NCRC Fund Balance is \$113,929 as of June 30, 2017. There are also additional expenses planned within this fund balance estimated between \$9,500-12,500 related to the AEM Financial Solutions review of the project.

Staff will be reviewing options for financing the improvements as this review proceeds ahead.