

MEMORANDUM

DATE: November 12, 2008  
TO: The Board of Supervisors  
FROM: Rose M. King, Contracts Administrator  
SUBJECT: Award of Bid – James City County Library Roof Replacement – \$217,827

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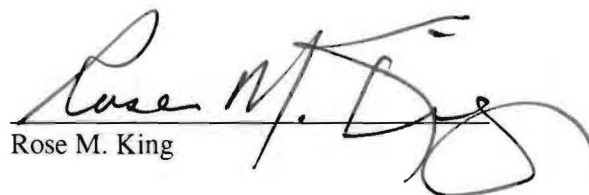
The County Library at Norge has had continuous problems with roof leakage since 2003. The number of unsustainable repairs warranted services of a qualified professional roof inspector to provide a detailed analysis of the roofing system. Infra-Red testing during the roof survey verified high levels of entrapped moisture. Due to the number of splits, blisters, cracking, and other defects, it was determined that the best solution to safeguard County assets is replacement of the entire roofing system.

Eight competitive bids were received on October 22, 2008, for replacement of the James City County Library roof.

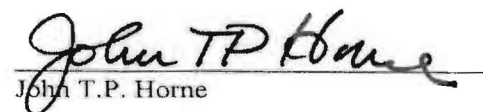
<u>Firm</u>	<u>Amount</u>
AAR of North Carolina	\$217,827
N. W. Martin and Brothers	242,668
Westar Roofing Corporation	265,235
Charley Company	292,000
Roof Services Corporation	292,425
Melvin T. Morgan Roofing	310,613
States Roofing	325,700
Roof Systems of Virginia	330,800

AAR of North Carolina has previously installed a roofing system for the James City/Williamsburg Community Center and has been determined capable to install the system specified for the library.

Staff recommends approval of the attached resolution authorizing the County Administrator to execute a contract with AAR of North Carolina, the lowest responsive and responsible bidder, in the amount of \$217,827. The FY 09 Capital Improvements Project budget includes an allocation to cover the roof repair expenditure.

  
Rose M. King

CONCUR:

  
John T.P. Horne

RMK/nb  
RoofReplmt\_mem

Attachment