



KILLEEN PUBLIC LIBRARY
COPPER MOUNTAIN
BRANCH
ROOF REPLACEMENT

RS-26-099

June 16, 2026

Background

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- ❑ On December 4, 2025, while investigating a roof leak at the Copper Mountain Branch Library, staff noted possible hail damage to the roof membrane.
- ❑ A claim was filed with The Texas Municipal League (TML) to assess damage.
- ❑ Upon inspection, TML adjuster initially determined that the damage was not caused by hail.
- ❑ Due to ongoing water penetration issues with the roof membrane, staff requested that TML return and re-assess the damage.

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- TML returned to the site on January 16, 2026, and determined that the damage did not appear to be hail and appeared to be a defect in the roofing membrane.
- The TML adjuster at this time agreed to contact the warranty department of the roof membrane manufacturer (Duro-Last).
- A representative from Duro-Last inspected the roofing membrane on April 15, 2026, and determined that the membrane was not defective and the damage was caused by hail.

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- Duro-Last provided the city and TML with a documented hail report that showed measurable hail in the area on five different dates.
- After receiving documentation from Duro-Last, TML agreed to cover roof replacement due to hail damage.
- Replacement of the roof is necessary to ensure a safe and healthy work environment.

TIPS Contract

- Staff obtained a quote through the TIPS cooperative purchasing program from Quick Roofing in the amount of \$179,856.22.
- Quick Roofing conforms to city policy through their TIPS Contract (#25010402).
 - ▣ Purchases made through a cooperative contract are exempt from the competitive bidding process as stated in the Texas Local Government Code (TLGC) section 271.102(c).
- Funding will be included in the FY 2026 year-end budget amendment in conjunction with insurance proceeds.

Scope of Work

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- ❑ Demo existing roof layers down to metal decking.
- ❑ Mechanically attach 4.4 ISO.
- ❑ Mechanically attach 60 mil TPO per membrane.
- ❑ Standard color parapet cap with cleat.
- ❑ Clean up work area, haul off debris, and dispose of job-related waste including dump fees.
- ❑ Install scuppers.
- ❑ Tapered ISO around scuppers.
- ❑ Flash all roof penetrations, plumbing pipes, and RTUs.
- ❑ 20-year No Dollar Limit (NDL) warranty.

Recommendation

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Staff recommends that City Council authorize the City Manager, or his designee, to enter into an agreement with Quick Roofing for the Copper Mountain Branch Library roof replacement in the amount of \$179,856.22.