KILLEEN ARTS AND ACTIVITIES CENTER, BUILDING G, ROOF REPLACEMENT

December 9, 2025

Background

- On May 16, 2024, the city filed a claim with the Texas Municipal League (TML) for damage to several roofs, including the Killeen Arts and Activities Center (KAAC), Building G, after high winds and rain.
- An adjuster was on site June 18, 2024.
- □ The initial claim amount from TML was \$90,248.00 for KAAC Building A and G.

Background

- While working with the adjuster, there was a change in personnel at TML, and a new adjuster was assigned to the claim.
- The new adjuster subsequently approved the claim for expanded repair to the damaged roof.
- Replacement of the roof is necessary to ensure a safe and healthy work environment and to protect recent renovations to the work area.

TIPS Contract

- Staff obtained two quotes through the TIPS cooperative purchasing program.
 - QR Quick Roofing \$181,126.32
 - FSR Roofing \$206,500.00
- Quick Roofing conforms to city policy through their TIPS Contract (#25010401).
 - 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

- Demo existing Membrane, ISO and built-up roofing down to decking.
- Mechanically attach 4.4 ISO.
- Mechanically attach 60 mil TPO per membrane.
- Standard color drip edge with cleat.
- Flashing all roof penetrations, plumbing pipes and RTUs with walkway for maintenance access.
- □ 20-year No Dollar Limit (NDL) warranty.

Recommendation

Staff recommends that City Council authorize the City Manager, or his designee, to enter into an agreement with Quick Roofing for the KAAC, Building G, roof replacement in the amount of \$181,126.32.