




Interoffice Memorandum

November 6, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM:  Carrie Mathes, CFCM, NIGP-CPP, CPPO, C.P.M., Manager II,
Procurement Division

CONTACT: Rich Steiger, FMA, Manager II, Facilities Management Division
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SUBJECT: Approval of Purchase Order M112881, Administration Building Roof Coating System Sealant

ACTION REQUESTED:

Approval of Purchase Order M112881, Administration Building Roof Coating System Sealant, with Absolute Roofseal, LLC dba EverSeal LLC, in the amount of \$269,891.

PROCUREMENT:

This purchase order provides for the supply and installation of a new roof system at the Administration Building, located at 201 S. Rosalind Avenue, Orlando FL 32801. The system will create a durable, seamless and non-porous roof barrier able to withstand ponding water, harsh ultraviolet rays, and extreme weather conditions and provides a 50-year leak-proof warranty.

FUNDING:

Funding is available in the account number 1023-043-2052-3810.

APPROVALS:

The Facilities Management Division concurs with this recommendation.

REMARKS:

The roof coating system will seal the roof in its entirety and extend life expectancy, while maintaining energy sustainability with a rebate payback towards Orange County Government warranted by Orlando Utilities Commission. Absolute Roofseal, LLC dba EverSeal LLC uses specialized materials that are registered with the Energy Star roof products program and specializes exclusively in flat roof sealing. Traditional roofing systems would need design and tear out of the existing roof creating additional waste to the landfill. Traditional roof restoration processes would take at least two years to achieve allowing potential water intrusion which would potentially cost more and need additional funds to repair the damage.

Staff has confirmed that Absolute Roofseal, LLC dba EverSeal LLC is the only contractor providing a 50-year labor and material guarantee on their roofing system. Traditional roofing system would be costlier, averaging between \$5 to \$65 per square foot depending on complexity of the roof. EverSeal LLC's roof system costs between \$7 and \$15 per square foot depending on the complexity and condition of the existing roof. The Facilities Management staff has determined the pricing to be fair and reasonable for the scope of work required and the benefits provided by the roofing system.

EverSeal, LLC has installed the same application to several Orange County facilities within the last seven years. Pricing and the deliverance of product service has remained consistent in its entirety and fits the budget expectations. EverSeal, LLC has a satisfactory record of performance for this type of work.