

**EAST FORK SWIMMING POOL DISTRICT
BOARD OF TRUSTEES
SPECIAL HEARING MEETING MINUTES
September 30, 2022 9:00 AM
Carson Valley Swim Center
1600 Hwy 88, Minden, Nevada**

The Board of Trustees September 30, 2022 special meeting was called to order at 9:00 AM at the Carson Valley Swim Center, Minden, NV. Board members present were Chairman Frank Dressel, Vice Chairman Sharon DesJardins, Doug Robbins and Teresa Duffy (by telephone.) Travis Lee was not present.

Administrative Agenda

Upon motion made by Duffy and seconded by Robbins. The administrative agenda is unanimously approved.

1. For possible action. Authorize the Director to purchase the roof coating products from Garland Roofing not to exceed \$49,000 and enter into a construction contract with CTR Roofing Ltd to apply the Garland Product in the amount not to exceed \$49,000 for the "Roof Restoration Project."

Dressel introduces the item. Harris discusses the roof restoration project. She explains the board requested the Director to seek bids for the roof restoration project. She explains Garland Roofing received bids from companies that are certified to apply their product and Garland Roofing will guarantee the work for twenty years. Scott McCullough provided a letter of recommendation to the board to move forward with CTR Roofing Ltd. Harris explains CTR Roofing Ltd. is the only company that will keep the project under \$100,000. She explains she would like to request \$49,000 instead of the \$40,500 for CTR Roofing Ltd. In hopes she can use the additional money to add in additional square footage of the roof to the project.

Dressel confirms the entire roof is not being completed, just a portion. Harris confirms that is correct. She says in order to stay under \$100,000 threshold requested by the Board the entire roof cannot be completed. Dressel asks what sections of the roof will be completed. Harris states the entire front area facing highway 8 which receives constant sun, the north side which also receives a lot of sun, and hoping to increase it to include the South. She says the back is not included in the scope of the project because it has the least amount of damage and receives the least amount of sun.

Robbins asks about the price. Harris confirms labor is \$40,500 and the material would be \$38,967.98. Robbins says the project will be around \$78,000. Harris confirms. Harris explains they anticipated the project coming back around \$8.00 per square foot. CTR Roofing Ltd. Came back at \$6.85 per square foot which will allow the project to cover more square footage and stay under the \$100,000 threshold.

Duffy comments that she is happy with the bids that were received. She believes the project should be completed before the weather comes.

DesJardins comments she is also very happy with the bids that were received. She believes the Board should move forward with the project to prevent any further damage to the roof.

Robbins explains during his research on this particular product the metal on the roof must be at 41 degrees or above in order for the product to adhere correctly. He says he has also read that this product is more of a negative than a positive. He says it is enamel put on metal. For that reason unless the product is applied perfectly it will not last for twenty years. He says there will be residual product coming off. He says several contractors from the South do not recommend this product. He says he is against the project. He says there is no need for this type of product for the roof at this time.

Harris explains Garland Roofing is guaranteeing the product for twenty years and they will come to do any repairs should it need it. She also says there are still warm weather days at this point, so there should not be any issues with the temperature.

Dressel says he is shocked at the bids. There is only one bid out of three that fits in our budget. He is concerned CTR Roofing Ltd is giving us a low bid. He says two of the bids are from California and one bid is from Sparks, Nevada. He would like the company to be more local. He believes there should be multiple bids within a similar range. Currently the bids go from \$40,500 to \$165,400 which is a large range. He believes this project should be put on hold until spring.

Harris explains the two bids from California also build in travel costs. She explains McCullough has explained to the board that bids are currently all over the place. This is because of the company's available time to do the project and also being understaffed to make sure it is worth their while to do the project.

Duffy explains the Board enlists the help of Scott McCullough to supervise these projects. She believes prevention is important and thought that was the goal in order to save the public money in the long run. She is in support of moving forward with the project.

DesJardins believes putting the project off until next year could increase the cost significantly. She believes putting the project off until next year could be detrimental if the costs significantly increase due to the companies possibly being busier during that time of year. She asks how many local companies are approved to apply the Garland Roofing product. She says maybe there are not any companies or they do not have the time because there were no companies from Douglas County that provided a bid.

Dressel asks, why this project is so important that it is completed now. DesJardins says she believes waiting will increase the cost significantly. She also says it does not make sense to allow the materials to deteriorate even more, which will also increase the cost in the future. She believes it is negligent to not handle the roof restoration now.

Harris explains this is an asset that needs to be protected. The roof is fading and deteriorating. There was a promise made to the community to be proactive in these projects. She reiterates there is a twenty year warranty.

Dressel states his concern about the bid being so low. He says he does not understand why this project cannot be waiting for spring. He is not satisfied that only one of the three bids qualifies for the amount under \$100,000. Dressel explains his concern that there are such a wide range from the lowest to the highest bid. Harris reminds him there is a twenty year warranty from Garland Roofing.

Duffy says she does not believe the Board is being good stewards with the County's money by not being proactive on this project. She understands the concerns from Dressel and Robbins but believes it is not warranted. She says they are putting their trust in professionals to handle this project. She believes preventative measures need to be taken on the roof.

Robbins explains he feels like there are too many variables at this time. From bid variations, to weather, and work. He says he is not against the project, but believes they can hold off until spring.

Desjardins asks what will happen in the spring even bids double or triple the current amount. She wants to know if Dressel and Robbins will be happy with that and approve the project.

Robbins says you can predict what is going to happen. He says he is not comfortable moving forward with all of the variables that he sees.

DesJardins believes the roof will be in worse shape next spring then what it is today.

Dressel states he has a problem with the huge discrepancy between the amounts of the bids. Harris clarifies that the contractors are not aware of the \$100,000 threshold prior to them providing the bids. Dressel states his concern is that maybe the actual cost of the project is more than \$100,000 like the other two bids and the third bid you may not be getting quality work. Harris reiterates that Garland Roofing is the one saying these companies are certified to apply their product and Garland Roofing provides the twenty year warranty.

Robbins says he wants a sample of the roof to be removed, the product to be applied, and then submitted for salt spray testing. This result will tell us if the product will really work. He says he is concerned that if the product is on the roof, and it doesn't work, it will look horrible.

Duffy says she thought they were there to make the best decision for the swim center. Dressel says he is not opposed to the project but believes they should hold off to get a bid that is more in the realm of the lowest bid received.

Dressel states by waiting till spring there will also be more days with better weather. Duffy states that is also the busy season where the pool makes profit. Dressel states having roofers on the roof will not affect the patrons. DesJardins states it will affect the smell. Harris confirms it will affect the smell and sound.

Robbins reiterates he just wants a roofing sample to be tested in order to prove the product will work. He says if they were able to confirm that he would have no issues with the project.

Dressel asks if there is any public comment. Due to there being no public comment, they will move forward.

Upon motion made by Desjardins, seconded by Duffy, to move forward to authorize the Director to purchase the roof coating products from Garland Roofing not to exceed \$49,000 and enter into a construction contract with CTR Roofing Ltd to apply the Garland Product in the amount not to exceed \$49,000 for the "Roof Restoration Project." Two in favor and two opposed. Split vote.

Dressel believes it is up to the Director to make the decision since it is a split vote. Director to consult with attorney to confirm. Director is in support of moving forward with the project to restore the roof.

No Public Comment

Upon motion made by DesJardins and seconded by Robbins to adjourn meeting. Motion to adjourn meeting was unanimously approved.