

City of Copperas Cove Information Item

January 26, 2015

Update on Replacing Head Start Roof

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SUBJECT: Update on the Replacing the Head Start Roof

1. BACKGROUND/HISTORY

During the April 30th Meeting with Mrs. Daniels from the Hill Country Community Action Association/Head Start, Inc., (HCCAA) informed City staff that the roof on the Head Start Building at 711 Beckman Parkway, located in City Park, needed replacing. She asked City Staff, if the City would be willing to replace the roof since HCCAA did not have the money to pay for a new roof.

Mrs. Daniels stated that the HCCAA received a bid to replace the current metal roof with a new metal roof for the cost of \$15,000. City Staff informed Mrs. Daniels that the matter would need to be reviewed with the City Manager and most likely would require City Council approval prior to any commitment being made by the City to repair the roof. However, the Hill Country Community Action Association, Inc., Agreement, Section 4, signed on September 28, 1993, reads:

“Hill Country Community Action Association, Inc., shall be responsible for all maintenance, repairs, replacement and upkeep for the Early Childhood Development Center for the Head Start. No major modifications or renovations shall be undertaken by Hill Country Community Action Association, Inc., without the consent of the City of Copperas Cove.”

On June 3, 2014, City staff met with the City Manager, Andrea Gardner, and City Attorney, Habib Erkan, of Denton, Navarro, Rocha, Bernal, Hyde, and Zech, to receive direction in both contract renewal process and the condition of the roof at the Head Start building located at City Park. Mrs. Gardner and Mr. Erkan agreed that the City Council would need to be briefed on the matter as a discussion and possible direction item on a future agenda.

On July 15, 2014, the City Staff presented a discussion and possible direction item to City Council regarding replacing the roof on the Head Start Building located at 711 Beckman Parkway, located in City Park. The City Council gave direction to City staff to see if the City's insurance and/or the HCCAA insurance would cover the cost of the roof and to explore all options before presenting a follow up item to City Council.

2. FINDINGS/CURRENT ACTIVITY

In August 2104, at the advice of Texas Municipal League (TML), the City's insurance provider, the City submitted a hail damage claim to TML for the property located at City Park. On October 27, 2014, the City received the following response from the TML:

"I apologize for the delay, we have had some system changes and it has been a little busy around here. I did receive a report from Mark Maynard, he inspected the property and the two rooms that has the leaking tiles thought to be the result of hail damage. After he inspected the roof, he noted the roof did not have hail damage nor damage from a covered peril. He noted there were gaps in the sealant at various joints and seems, which is the probable cause of the interior water damage. Also, the roof is old and in need of a replacement or repairs due to age and deterioration. Unfortunately, since the damage is not the result of a covered peril and seems to be a maintenance issue, coverage cannot be afforded for the loss."

On December 6, 2014, City staff met with HCCAA representative, Kim Daniels, in reference to the roof of the Head Start Building in City Park. However, Mrs. Daniels stated that the HCCAA has the money to replace the roof and will proceed accordingly to seek bids for a new roof.

3. FINANCIAL IMPACT

No financial impact is associated with the preparation of the update.

4. STAFF RECOMMENDATION

N/A