

Lamb Roof Replacement



Lamb Library was built in 1979 and remodeled in 1993. Currently we have 2 roof systems on the building. One is a TPO or rubber membrane roof and this is in good condition. The other system is a mod roof which is a asphalt roll roofing. This system is at least 24 years old which is way past its life expectancy. The insurance company and several roofers looked at the roof. All the traffic on this roof caused a major leak in the middle of the library. The roof is so bad just walking on it caused leaks. We will always have traffic up there for HVAC and roof service. This will continue to cause more damage to the roof unless it is replaced.

The best bid and lowest cost of replacing the roof is **\$48,627** from **Colorado Front Range Roofing**. We will replace the roof with a TPO system instead of a mod roof system. This should give us a long life span on this roof as compared to a mod roof system. The other bid was from Calvin Turner Roofing for \$65,036 and a third bid was not returned.

Insurance will cover this cost so we do not have to budget this roof in next years budget!!!!

Colorado Front Range Roofing
1327 Terry Circle
Pueblo, CO 81006

PCCLD projects completed by Colorado Front Range Roofing in 2017:
Jan 2017 – \$5,975 Roof repair at Greenhorn Valley Library (insurance claim)
May 2017 – \$47,927 Roof repair at Rawlings Library (insurance claim)

View of Lamb roof condition:
Shows patches, cracks, and
alligator marks on the roof.



Major leak on roof
Shows where the roof has completely
cracked and exposed the under coating.
Results are major leak in the middle of
the library.

