



Title: Wastewater Treatment Plant and Fire Roofs

Report From: Brian Bloch, Finance Director

Action Requested:	<input type="checkbox"/> Informational	<input checked="" type="checkbox"/> Motion	<input type="checkbox"/> Public Hearing
Form of Action:	<input type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Contract/Agreement
	<input type="checkbox"/> Other	<input type="checkbox"/> NA	

Summary Statement

Reroof the Delano Wastewater Treatment Plant Building 2 roof and the last portion (section 2) of the Fire Station roof.

Recommended Action

1. Motion to approve the quotes from DuraRoof for the complete reroof of the Wastewater Treatment Plant Building 2 roof and Section 2 of the Fire Station.
2. [Click or tap here to enter text.](#)
3. [Click or tap here to enter text.](#)

Core Strategies

- | | |
|------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Comprehensive Services to meet needs | <input type="checkbox"/> Engage and Informed Community |
| <input type="checkbox"/> Maintain financial sustainability | <input type="checkbox"/> High-Performing team of public servants |
| <input checked="" type="checkbox"/> Conscientious asset/infrastructure mgmt. | <input type="checkbox"/> Safe and healthy community |
| <input type="checkbox"/> Sustainable and planned growth | <input type="checkbox"/> Maintain and protect community strengths |
-

Background

The Wastewater Treatment Plant's building 2 roof is in need of replacement. The roof on the facility is more than 25 years old and has been maintained over the course of those years through annual maintenance. At this point in time roof inspectors have recommended that "replacement will provide the most effective long-term solution for maintaining building integrity and performance." See attached Management Report.

In addition the northern most section (section 2) of the Fire Station is in need of replacement. The attached Management Report rates the roof at a "D" and recommends "an aggressive maintenance program". Staff is recommending replacing the roof at this time to invest the needed repair costs into a permanent solution instead of one that will just extend the roof "an estimated three to five years". And without replacement, additional unknown costs after this year may be needed to just get the City to the point of replacement.

Both of these roofs are in the capital plan and are scheduled to be replaced this year. The Wastewater Treatment Plant roof has a capital budget of \$120,000 while the Fire roof has a capital budget of \$90,000. The quotes from DuraRoof are \$43,000 for the Wastewater Treatment Plant roof and \$64,500 for the Fire Station roof. Staff recommends accepting both quotes and scheduling replacement in the Spring.

Financial Consideration

Is there a financial consideration?

☐ No

☒ Yes

Financing Source:

☒ Budgeted

☐ Budget Modification

☐ New revenue source

☐ Use of revenues

☐ Other

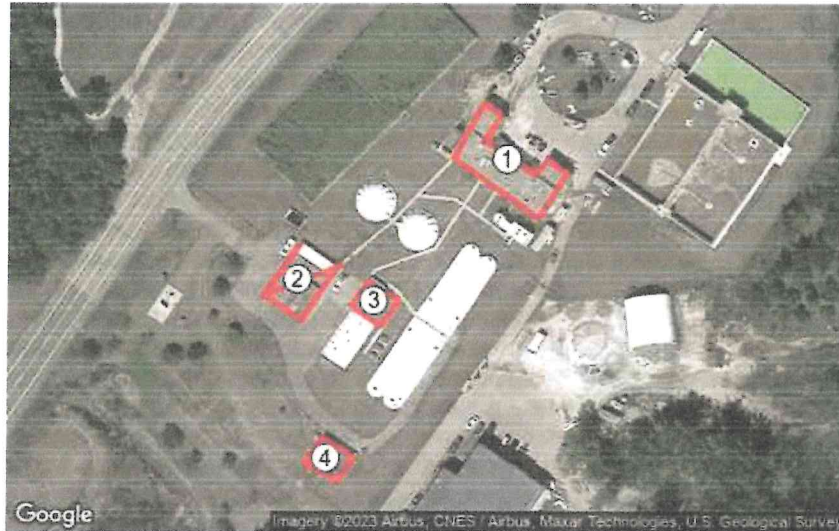
Attachments:

☒ Management Reports (2) and quotes (2) from DuraRoof.

☐ Click or tap here to enter text.

☐ Click or tap here to enter text.

Management Report

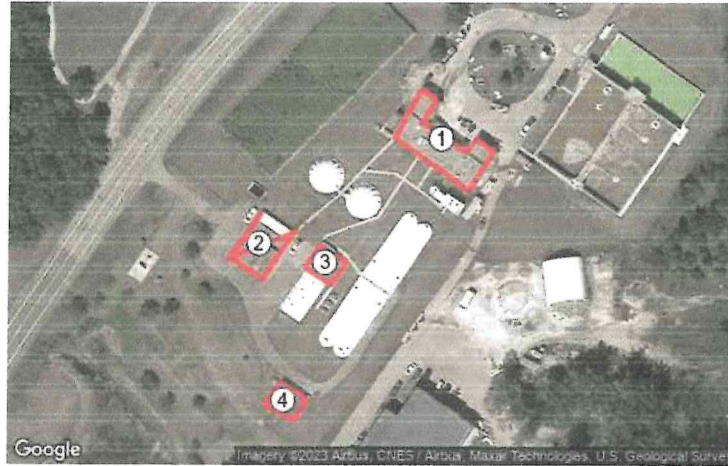


City of Delano
Sewer Plant
800 River Street North, Delano, MN

Prepared For
City of Delano

Powered By
 **facilitycontrolsystems[™]**

Site Overview



Total Sections: 4
Total Sq Ft: 7,939

Map	Name	Sq Ft	Est Install	Grade
1	Section 1	4,434		B
2	Section 2	1,384		F
3	Section 3	1,046		F
4	Section 4	1,076		F

City of Delano

Sewer Plant
800 River Street North
Delano, MN 55328

Observations

Section: Section 2

Size: 1384

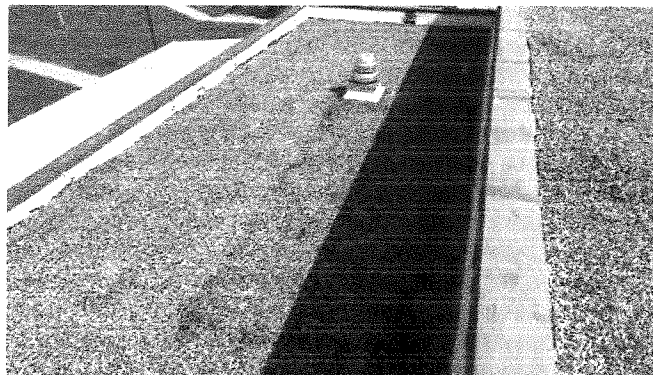
Overall Grade: F

Inspection Date: 11/06/2025

Inspector: Jackson Young



Upper Roof



Lower Roof

City of Delano

Sewer Plant
800 River Street North
Delano, MN 55328

Deficiencies

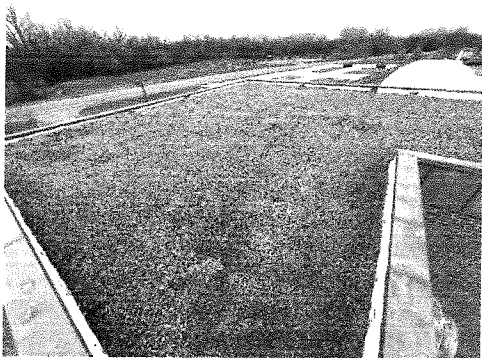
Section: Section 2

Size: 1384

Overall Grade: F

Inspection Date: 11/06/2025

Inspector: Jackson Young



General - (Emergency)

Quantity: 1 EA

Deficiency:

Based on the current condition of the roof, it is recommended that the owner respond to roof leaks as they occur until a full roof replacement can be completed. In our opinion, additional maintenance efforts will not significantly extend the remaining service life of the existing roof system

Corrective Action:

Replace the roof as budget allows. The existing roof system has reached the end of its serviceable life, and replacement will provide the most effective long-term solution for maintaining building integrity and performance.

Section 1
Composition
Observations
Deficiencies
Summary

City of Delano

Sewer Plant
800 River Street North
Delano, MN 55328

Summary

Section: Section 2
Size: 1384
Overall Grade: F

Inspection Date: 11/06/2025
Inspector: Jackson Young



Condition Summary

Membrane: F
Flashings: F
Sheet Metal: D

Overall: F

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Recommendations

This roof is in poor condition and should be scheduled for a replacement as soon as possible

City of Delano

Sewer Plant
800 River Street North
Delano, MN 55328

Summary

Section: Section 2

Size: 1384

Overall Grade: F

Inspection Date: 11/06/2025

Inspector: Jackson Young



2 - Section 2 (1,384 Sq Ft) Grade F

Deficiency

Based on the current condition...

Total

Qty	Emergency	Remedial	Replacement
1 EA	\$0.00		
	\$0.00	\$0.00	\$0.00



DURAROOF

Your Project.
Our People.
Problem Solved.

Attention:

Paul Swearingen
City of Delano
234 2nd Street North
Delano, MN 55328

Proposal #: P 06585

Date: 11/21/2025

Project: Delano Sewer Plant Building 2
465-477 CR-30
Delano, MN 55328

Addenda:

Drawing Dates:

Section Bidding:

Install a 60 MIL Fully Adhered EPDM Roof System.
Furnish 20 year warranty.

We will perform all the above for the sum of: \$43,000.00.

Thank you,

Jackson Young - Estimator - (612) 709-8069 - jyoung@duraroofusa.com

Accepted By: _____

Title: _____

Date: _____

Quote valid for 30 days. Any increases in material costs will be billed at our cost plus tax. Any additional protrusions not shown on the roof plan will be an additional charge. Snow removal not included. Will be performed on a time plus materials basis (if required). Any electrical or mechanical modifications required are not included. Dumpster for roofing debris to be provided by the general contractor.

Management Report



City of Delano
Delano Fire Station
245 2nd Street North, Delano, MN

Prepared For
City of Delano

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City of Delano

Delano Fire Station
245 2nd Street North
Delano, MN 55328

Site Overview



Total Sections: 2
Total Sq Ft: 15,262

Map	Name	Sq Ft	Est Install	Grade
1	Section 1	10,689	2024	A
2	Section 2	4,573		D

City of Delano

Delano Fire Station
245 2nd Street North
Delano, MN 55328

Deficiencies

Section: Section 2

Size: 4573

Overall Grade: D

Inspection Date: 11/10/2025

Inspector: Jackson Young



General - Tenting (Emergency)

Quantity: 100 LF

Deficiency:

Tenting of the membrane is caused by the overall shrinking that takes place over time. The shrinking of the membrane causing it to pull away from perimeter walls and cause stress of the flashing areas of the roof.

Corrective Action:

The existing membrane would need to be cut and allowed to relax and a new piece of flashing membrane spliced in to ensure a water tight seal.

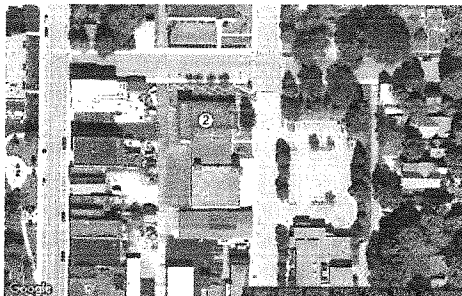
Estimated Repair Cost:

\$5,800.00

Summary

Section: Section 2
Size: 4573
Overall Grade: D

Inspection Date: 11/10/2025
Inspector: Jackson Young



Condition Summary

Membrane: D
Flashings: D
Sheet Metal: D

Overall: D

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Recommendations

Based on the observed condition of the existing roof system, it is recommended that the owner undertake an aggressive maintenance program to extend the serviceable life of the roof by an estimated three to five years. All deficiencies should be addressed promptly, and repairs or component replacements should be performed as necessary to maintain watertight integrity and overall performance.

Estimated Repair Costs: \$5,800.00

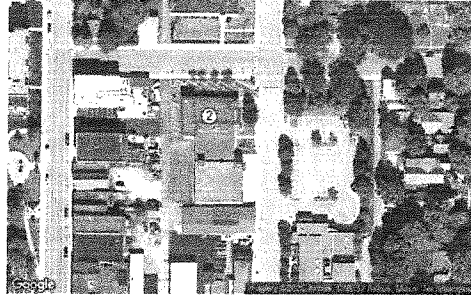
City of Delano

Delano Fire Station
245 2nd Street North
Delano, MN 55328

Summary

Section: Section 2
Size: 4573
Overall Grade: D

Inspection Date: 11/10/2025
Inspector: Jackson Young



2 - Section 2 (4,573 Sq Ft) Grade D

Deficiency

Tenting

Total

Qty	Emergency	Remedial	Replacement
100 LF	\$5,800.00		
	\$5,800.00	\$0.00	\$0.00



DURAROOF

Your Project.
Our People.
Problem Solved.

Attention:

Paul Swearingen
City of Delano
234 2nd Street North
Delano, MN 55328

Proposal #: P 06584

Date: 11/21/2025

Project: Delano Fire Station Partial Reroof 2
245 2nd Street North
Delano, MN 55328

Addenda:

Drawing Dates:

Section Bidding:

Install a 60 MIL Ballasted EPDM Roof System.
Furnish 20 year warranty.

We will perform all the above for the sum of: \$64,500.00.

Thank you,

Jackson Young - Estimator - (612) 709-8069 - jyoung@durarroofusa.com

Accepted By:

Title:

Date:

Quote valid for 30 days. Any increases in material costs will be billed at our cost plus tax. Any additional protrusions not shown on the roof plan will be an additional charge. Snow removal not included. Will be performed on a time plus materials basis (if required). Any electrical or mechanical modifications required are not included. Dumpster for roofing debris to be provided by the general contractor.