

COUNCIL ACTION FORM

SUBJECT: POWER PLANT MAINTENANCE SERVICES CONTRACT

BACKGROUND:

On March 5, 2013, City Council approved preliminary plans and specifications for the Power Plant maintenance services contract. The Electric Utility has two coal-fired, high-pressure steam generation units within the City's Power Plant, referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of both emergency and planned repairs and service. Services include a large variety of boiler and pressure vessel maintenance and repairs, structural steel, pump and piping work, coal handling system, coal pulverizer work, and other miscellaneous mechanical Power Plant work.

The repair of the equipment on these generation units requires professional trade crafts such as boilermakers, steam/pipe fitters, and millwrights. The crafts are certified to install and repair high-pressure vessel and piping systems and other apparatus of the generation units. One of the most important aspects of this work is to provide the dependable, high pressure certified repairs and documentation required by State Code.

This contract is to provide maintenance services for the period from July 1, 2013 through June 30, 2014. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms.

Bid documents were issued to twenty-nine potential bidders. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to four plan rooms.

On May 1, 2013, nine bids were received as shown on the attached report. The bid submitted by NAES Power Contractors, Inc. was found to be non-responsive because the bids they submitted for five of the crafts were not valid after July 1, 2013 which is when this services contract will begin. **Electric Services staff has determined that additional time is needed to evaluate each of the remaining bids to determine which one can perform the Power Plant Maintenance Services contract at the lowest overall price.**

The approved FY2013/14 Power Plant operating budget includes \$550,000 for this contract. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Accept report of bids and delay award for the Power Plant maintenance services contract.
2. Award a contract to the apparent low bid.
3. Reject all bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for boiler repair and maintenance, and will also control costs by having established billing rates. **By choosing alternative No. 1, staff will have enough time to evaluate each bid and recommend an award that best meets the needs of the City of Ames.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.



IFB 2013-008 Power Plant Maintenance Services Contract Bid Summary

LABOR:		ProEnergy Services LLC Sedalia, MO			Capital City Boiler & Machine Works, Inc., Des Moines, IA			8760 Energy Services Marceline, MO			Hayes Mechanical Omaha NE			AZCO, INC, Menasha, WI			Plibrico Company, LLC, Omaha, NE			Scheck Industrial Corporation Grand Rapids, MN			Associated Mechanical, Inc. Olathe, KS			NAES Power Contractors, Inc., North Kansas City, MO				
		Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)		
BOILERMAKER - 7/1/13 - 12/31/13	Day	Journeyman	\$40.50	\$60.75	NA	\$60.00	\$86.00	\$110.00	\$62.50	\$81.50	\$125.00	\$74.61	\$106.78	\$138.95	\$76.35	\$111.33	\$146.34	\$76.61	\$111.86	\$147.10	\$80.58	\$113.41	\$146.26	\$92.93	\$137.52	\$182.11	Non-Responsive			
		Foreman	\$45.00	\$67.50	NA	\$60.00	\$86.00	\$110.00	\$74.00	\$97.50	\$148.00	\$78.25	\$111.90	\$145.55	\$79.94	\$116.52	\$153.13	\$80.12	\$117.08	\$154.04	\$84.48	\$118.82	\$153.18	\$87.08	\$128.74	\$170.41	Bricklayer bids provided valid until 5/5/13			
		General Foreman	\$49.50	\$74.25	NA	\$65.00	\$86.00	\$133.92	\$83.00	\$115.50	\$166.00	\$80.44	\$114.97	\$149.51	\$82.09	\$119.63	\$157.20	\$82.23	\$120.22	\$158.20	\$86.81	\$122.06	\$157.31	\$84.88	\$125.45	\$166.02	Pipefitter bids provided valid until 5/31/13			
		Superintendent	\$55.45	\$83.18	NA	\$65.00	\$86.00	\$133.92	\$95.00	\$135.00	\$190.00	\$90.25	\$132.50	\$174.80	\$89.26	\$130.00	\$170.77	\$90.65	\$132.75	\$174.85				\$81.23	\$119.97	\$158.71				
		Night	Journeyman	\$40.50	\$60.75	NA	\$65.00	\$86.00	\$110.00	\$62.50	\$81.50	\$125.00	\$77.52	\$110.88	\$144.23	\$79.22	\$115.48	\$151.77	\$76.96	\$112.38	\$147.80	\$83.70	\$117.75	\$151.79	\$93.29	\$138.07	\$182.84	Millwright bids provided valid until 5/31/13		
		Foreman	\$45.00	\$67.50	NA	\$70.00	\$86.00	\$110.00	\$74.00	\$97.50	\$148.00	\$81.17	\$116.00	\$150.83	\$80.30	\$117.04	\$153.81	\$80.47	\$117.60	\$154.73	\$87.58	\$123.14	\$158.68	\$87.44	\$129.29	\$171.14	Ironworker bids provided valid until 4/30/13			
		General Foreman	\$49.50	\$74.25	NA	\$70.00	\$86.00	\$133.92	\$83.00	\$115.50	\$166.00	\$83.36	\$119.07	\$154.79	\$82.45	\$120.15	\$157.88	\$82.58	\$120.74	\$163.68	\$89.94	\$126.39	\$162.85	\$85.25	\$126.00	\$166.76	Operator bids provided valid until 4/30/13			
		Superintendent	\$55.45	\$83.18	NA	\$70.00	\$86.00	\$133.92	\$95.00	\$135.00	\$190.00	\$93.15	\$136.75	\$180.40	\$89.62	\$130.52	\$171.45	\$91.01	\$133.28	\$175.55				\$81.59	\$120.52	\$159.44				
		NOTE:										Rates valid until 12/31/14. Union contract renews Jan 2014			Above rates valid from 7/1/13 to 12/31/13			Above rates valid from 7/1/13 to 12/31/13			Rates valid until 12/31/14. Union contract renews Jan 2014									
BOILERMAKER - 1/1/14 - 6/30/14	Day	Journeyman	\$40.50	\$60.75	NA	\$60.00	\$86.00	\$110.00	\$62.50	\$81.50	\$125.00	NA	NA	NA	\$78.64	\$114.67	\$150.73	\$78.01	\$113.95	\$149.88	\$80.58	\$113.41	\$146.26	NA	NA	NA				
		Foreman	\$45.00	\$67.50	NA	\$60.00	\$86.00	\$110.00	\$74.00	\$97.50	\$148.00	NA	NA	NA	\$82.34	\$120.02	\$157.72	\$81.53	\$119.17	\$156.82	\$84.48	\$118.82	\$153.18	NA	NA	NA				
		General Foreman	\$49.50	\$74.25	NA	\$65.00	\$86.00	\$133.92	\$83.00	\$115.50	\$166.00	NA	NA	NA	\$84.55	\$123.22	\$161.92	\$83.63	\$122.30	\$160.98	\$86.81	\$122.06	\$157.31	NA	NA	NA				
		Superintendent	\$55.45	\$83.18	NA	\$65.00	\$86.00	\$133.92	\$95.00	\$135.00	\$190.00	NA	NA	NA	\$91.94	\$133.90	\$175.89	\$92.06	\$134.84	\$177.63				NA	NA	NA				
		Night	Journeyman	\$40.50	\$60.75	NA	\$65.00	\$86.00	\$110.00	\$62.50	\$81.50	\$125.00	NA	NA	NA	\$81.60	\$118.94	\$156.32	\$78.37	\$114.47	\$150.57	\$83.70	\$117.75	\$151.79	NA	NA	NA			
		Foreman	\$45.00	\$67.50	NA	\$70.00	\$86.00	\$110.00	\$74.00	\$97.50	\$148.00	NA	NA	NA	\$82.71	\$120.55	\$158.42	\$81.88	\$119.69	\$157.51	\$87.58	\$123.14	\$158.68	NA	NA	NA				
		General Foreman	\$49.50	\$74.25	NA	\$70.00	\$86.00	\$133.92	\$83.00	\$115.50	\$166.00	NA	NA	NA	\$84.92	\$123.75	\$162.62	\$83.98	\$122.83	\$161.67	\$89.94	\$126.39	\$162.85	NA	NA	NA				
		Superintendent	\$55.45	\$83.18	NA	\$70.00	\$86.00	\$133.92	\$95.00	\$135.00	\$190.00	NA	NA	NA	\$92.31	\$134.44	\$176.59	\$92.41	\$135.37	\$178.32				NA	NA	NA				
		NOTE:										Union contract renews Jan 2014. Rates currently unknown			Above rates valid from 1/1/14 to 6/30/14			Above rates valid from 1/1/14 to 6/30/14			Union contract renews Jan 2014. Rates currently unknown									
BRICKLAYER 7/1/13 - 4/30/14	Day	Journeyman	\$39.00	\$58.50	NA	\$60.00	\$80.00	\$100.00	\$54.00	\$67.50	\$108.00	NA	NA	NA	\$58.66	\$78.32	\$97.97	\$52.05	\$69.98	\$87.91	\$75.66	\$100.57	\$119.87	\$87.08	\$128.74	\$170.41				
		Foreman	\$45.00	\$67.50	NA	\$60.00	\$80.00	\$100.00	\$60.50	\$77.50	\$121.00	NA	NA	NA	\$61.97	\$83.19	\$104.41	\$55.05	\$74.44	\$93.80	\$80.30	\$106.01	\$129.27	\$84.88	\$125.45	\$166.02				
		General Foreman	\$49.50	\$74.25	NA	\$60.00	\$85.00	\$105.00	\$67.50	\$88.85	\$135.00	NA	NA	NA	\$62.80	\$84.43	\$106.05	\$55.84	\$75.57	\$95.30	\$82.41	\$112.90	\$138.45	\$81.23	\$119.97	\$158.71				
		Superintendent	\$55.45	\$83.18	NA	\$60.00	\$85.00	\$105.00	\$79.75	\$107.00	\$159.50	NA	NA	NA	\$62.80	\$84.43	\$106.05							NA	NA	NA				
		Night	Journeyman	\$39.00	\$58.50	NA	\$65.00	\$85.00	\$105.00	\$54.00	\$67.50	\$108.00	NA	NA	NA	\$58.66	\$78.32	\$97.97	\$52.05	\$69.98	\$87.91	\$78.51	\$104.85	\$125.27	\$87.44	\$129.29	\$171.14			
		Foreman	\$45.00	\$67.50	NA	\$65.00	\$85.00	\$105.00	\$60.50	\$77.55	\$121.00	NA	NA	NA	\$61.97	\$83.19	\$104.41	\$55.07	\$74.44	\$93.80	\$83.15	\$110.31	\$134.67	\$85.25	\$126.00	\$166.76				
		General Foreman	\$49.50	\$74.25	NA	\$65.00	\$90.00	\$110.00	\$67.50	\$88.85	\$135.00	NA	NA	NA	\$62.80	\$84.43	\$106.05	\$55.84	\$75.57	\$95.30	\$85.26	\$117.20	\$143.85	\$81.59	\$120.52	\$159.44				
		Superintendent	\$55.45	\$83.18	NA	\$65.00	\$90.00	\$110.00	\$79.75	\$107.00	\$159.50	NA	NA	NA	\$62.80	\$84.43	\$106.05							NA	NA	NA				
		NOTE:										Work to be subcontracted. Rates not provided.									Rates valid until 12/31/14. Union contract renews Jan 2014									
BRICKLAYER 4/30/14-6/30/14	Day	Journeyman	\$39.00	\$58.50	NA	\$60.00	\$80.00	\$100.00	\$54.00	\$67.50	\$108.00	NA	NA	NA	\$71.81	\$91.50	\$107.39	\$52.05	\$69.98	\$87.91	\$75.66	\$100.57	\$119.87	NA	NA	NA				
		Foreman	\$45.00	\$67.50	NA	\$60.00	\$80.00	\$100.00	\$60.50	\$77.50	\$121.00	NA	NA	NA	\$76.63	\$97.11	\$114.21	\$55.05	\$74.44	\$93.80	\$80.30	\$106.01	\$129.27	NA	NA	NA				
		General Foreman	\$49.50	\$74.25	NA	\$60.00	\$85.00	\$105.00	\$67.50	\$88.85	\$135.00	NA	NA	NA	\$83.38	\$104.58	\$121.45	\$55.84	\$75.57	\$95.30	\$82.41	\$112.90	\$138.45	NA	NA	NA				
		Superintendent	\$55.45	\$83.18	NA	\$60.00	\$85.00	\$105.00	\$79.75	\$107.00	\$159.50	NA	NA	NA	\$83.38	\$104.58	\$121.45							NA	NA	NA				
		Night	Journeyman	\$39.00	\$58.50	NA	\$65.00	\$85.00	\$105.00	\$54.00	\$67.50	\$108.00	NA	NA	NA	\$71.81	\$91.50	\$107.39	\$52.05	\$69.98	\$87.91	\$78.51	\$104.85	\$125.27	NA	NA	NA			
		Foreman	\$45.00	\$67.50	NA	\$65.00	\$85.00	\$105.00	\$60.50	\$77.55	\$121.00	NA	NA	NA	\$76.63	\$97.11	\$114.21	\$55.07	\$74.44	\$93.80	\$83.15	\$110.31	\$134.67	NA	NA	NA				
		General Foreman	\$49.50	\$74.25	NA	\$65.00	\$90.00	\$110.00	\$67.50	\$88.85	\$135.00	NA	NA	NA	\$83.38	\$104.58	\$121.45	\$55.84	\$75.57	\$95.30	\$85.26	\$117.20	\$143.85	NA	NA	NA				
		Superintendent	\$55.45	\$83.18	NA	\$65.00	\$90.00	\$110.00	\$79.75	\$107.00	\$159.50	NA	NA	NA	\$83.38	\$104.58	\$121.45							NA	NA	NA				
		NOTE:										Work to be subcontracted. Rates not provided.									Union contract renews Jan 2014. Rates currently unknown									
LABORER	Day	Journeyman	\$30.00	\$45.00	NA	\$50.00	\$66.95	\$86.08	\$43.00	\$54.50	\$86.00	\$42.06	\$55.56	\$69.05	\$44.23	\$59.28	\$74.32	\$38.04	\$51.22	\$64.40	\$46.40	\$60.33	\$74.07	\$49.47	\$67.25	\$85.04				
		Foreman	\$45.00	\$67.50	NA	\$60.00	\$66.95	\$86.08	\$49.75	\$60.50	\$99.50	\$42.78	\$56.57	\$70.36	\$44.95	\$60.33	\$75.71	\$39.49	\$53.35	\$67.22	\$48.16	\$62.50	\$76.84	\$48.00	\$65.06	\$82.11				
		General Foreman	\$49.50	\$74.25	NA	\$60.00	\$66.95	\$86.08	\$56.50	\$71.00	\$113.00	\$44.21	\$58.59	\$72.97	\$48.55	\$65.58	\$82.62	\$40.21	\$54.42	\$68.63	\$48.94	\$63.58	\$78.22	\$47.27	\$63.96	\$80.65				
		Superintendent	\$55.45	\$83.18	NA	\$60.00	\$66.95	\$86.08	\$63.00	\$81.50	\$126.00	\$90.25	\$132.50	\$174.80	\$55.76	\$76.10	\$96.42													
		Night	Journeyman	\$30.00	\$45.00	NA	\$55.00	\$76.95	\$86.08	\$43.00	\$54.50	\$86.00	\$44.93	\$59.60	\$74.27	\$47.11	\$63.48	\$79.86	\$38.04	\$51.22	\$64.40	\$49.72	\$64.67	\$79.60	\$49.47	\$67.25	\$85.04			
		Foreman	\$45.00	\$67.50	NA	\$65.00	\$76.95	\$86.08	\$49.75	\$60.50	\$99.50	\$45.64	\$60.61	\$75.58	\$48.46	\$65.35	\$82.25	\$39.49	\$53.35	\$67.22	\$51.28	\$66.82	\$82.37	\$48.00	\$65.06	\$82.11				
		General Foreman	\$49.50	\$74.25	NA	\$70.00	\$84.95	\$100.08	\$56.50	\$71.00	\$113.00	\$47.07	\$62.63	\$78.19	\$48.55	\$65.58	\$82.62	\$40.21	\$54.42	\$68.63	\$52.05	\$67.90	\$83.74	\$47.27	\$63.96	\$80.65				

STEAMFITTER		Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Day	Journeyman	\$39.00	\$58.50	NA	\$60.00	\$80.00	\$100.00	\$59.50	\$77.00	\$119.00	\$60.51	\$77.84	\$95.17	\$62.97	\$82.31	\$101.64	\$62.56	\$89.79	\$117.92	\$65.95	\$83.59	\$101.23	\$73.43	\$98.36	\$123.28
	Foreman	\$45.00	\$67.50	NA	\$60.00	\$80.00	\$100.00	\$66.25	\$86.50	\$132.50	\$63.88	\$82.59	\$101.31	\$66.35	\$87.22	\$108.10	\$67.14	\$96.58	\$126.93	\$69.60	\$88.65	\$107.70	\$71.23	\$95.05	\$118.87
	General Foreman	\$49.50	\$74.25	NA	\$65.00	\$85.00	\$105.00	\$72.50	\$96.50	\$145.00	\$65.98	\$85.56	\$105.15	\$68.45	\$90.30	\$112.15	\$71.72	\$103.38	\$135.94	\$71.89	\$91.82	\$111.76	\$67.70	\$89.76	\$111.81
	Superintendent	\$55.45	\$83.18	NA	\$65.00	\$85.00	\$105.00	\$80.00	\$106.50	\$160.00	\$90.25	\$132.50	\$174.80	\$75.64	\$100.79	\$125.93									
Night	Journeyman	\$39.00	\$58.50	NA	\$65.00	\$85.00	\$105.00	\$59.50	\$77.00	\$119.00	\$63.38	\$81.89	\$100.41	\$65.85	\$86.50	\$107.15	\$62.56	\$89.79	\$117.92	\$69.06	\$87.90	\$106.75	\$78.42	\$105.84	\$133.25
	Foreman	\$45.00	\$67.50	NA	\$65.00	\$85.00	\$105.00	\$66.25	\$86.50	\$132.50	\$66.75	\$86.65	\$106.55	\$69.23	\$91.42	\$113.62	\$67.14	\$96.58	\$126.93	\$72.72	\$92.98	\$113.23	\$75.99	\$102.20	\$128.40
	General Foreman	\$49.50	\$74.25	NA	\$70.00	\$90.00	\$110.00	\$72.50	\$96.50	\$145.00	\$68.85	\$89.62	\$110.38	\$71.33	\$94.49	\$117.66	\$71.72	\$103.38	\$135.94	\$75.00	\$96.14	\$117.28	\$72.11	\$96.37	\$120.64
	Superintendent	\$55.45	\$83.18	NA	\$70.00	\$90.00	\$110.00	\$80.00	\$106.50	\$160.00	\$93.15	\$136.75	\$180.40	\$78.52	\$104.98	\$131.44									

NOTE:

Rates valid until May 31, 2014.
Union contract renews June 2014

Rates valid until May 31, 2014.
Union contract renews June 2014

TRAVEL & SUBSISTENCE

Description	Rate	Rate	Rate	Rate	Rate	Rate	Rate
Subsistence:							
Supervisors	\$100.00 per day	\$80.00 per day	\$125.00 per day	\$100.00 per day	\$100.00 per day	\$75.00 per day	\$100.00 per day
Craft	\$85.00 per day	\$80.00 per day	\$125.00 per day	\$40.00 per day	\$50.00 per day	\$50.00 per day	\$0 per day

Travel & Mileage

Supervisor travel	ST rate per hour	\$50.00 per hour	\$75.00 per hour	\$300.00 per move & de-move (each)	\$86.58 per hour	\$76.61 per hour	\$0.00	ST rate per hour
Supervisor mileage	IRS rate per mile unless PES vehicle	\$1.00 per mile	\$.59 per mile	\$100.00 per move & de-move (each)	\$0 (pick-up to be billed at attached equipment rental rates, and fuel to be billed at cost +5%)	\$.75 per mile	\$0.00	\$.45 per hour
Craft travel	\$125.00 move / \$125.00 de-move	\$50.00 per hour	\$45.00 per hour		To be billed at craft rates provided (if applicable)	Only if applicable at craft journeyman rate		
Craft mileage	IRS rate per hour	\$1.00 per mile	\$.59 per mile		\$.62/mile (if applicable)	Boilermakers do not receive travel or mileage unless hauling tools or equipment. All other crafts, if local (within 50 miles) do not receive travel or mileage.		

Deliveries

Travel	ST rate per hour	\$50.00 per hour	NA	\$85.00 per hr ST / \$115.00 per hr OT / \$140.00 per hr. DT	To be billed as 3rd party trucking per subcontract rates	\$38.04 per hour	Per invoice if any	
Mileage	IRS rate per mile unless PES vehicle	\$1.00 per mile	\$3.50 per mile	\$0.00	To be billed as 3rd party trucking per subcontract rates	\$1.00 per mile	Per invoice if any	

MISC.

Description	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
Safety supplies &	Cost + 10%	Cost + 5%	Cost + 10%	N/A Provided by Contractor	Cost + 5%	Cost + 10%	Included in rate	Cost + 10%
Miscellaneous materials & consumables	Cost + 10%	Cost + 12%	Cost + 10%	Cost + 8%	Cost + 7%	Cost + 10%	Included in rate	Cost + 10%
				Consumables Cost + 8%				
				Subcontractor services + 8%				
				Third Party Rental Equipment + 8%				
Travel & Subsistence		2 to 3% per year	3% per year	0% per year (fixed through 12-31-13). Renegotiated 1-1-14	5% per year	5% per year	0% per renewal period	3% per year
Equipment & Tools		2 to 3% per year	3% per year	3% per year	0% per year	0% per year	0% per renewal period	3% per year

Performance/Payment Bond: 2.5% for first \$100k, 1.5% for next \$400k, 1% for next \$2m (invoiced at cost)

Performance Bond: \$5,500.00