

**COUNCIL ACTION FORM**

**SUBJECT: RE-ROOFING OF CITY MAINTENANCE FACILITY – PHASE 1**

**BACKGROUND:**

The City's 34,600 square foot Maintenance Facility is located at 2207 Edison Street. A significant portion of the City's Public Works and Fleet Services Departments operate from this location. The building has been expanded three times over the past 45 years to accommodate increased requirements for services to the growing community. The first and second sections, approximately 20,000 sq. ft., were completed in 1968. These two sections are referred to as the (East) and (Center) sections. In 1977, the addition on the (West) side of the existing building added another 11,000 sq. ft., and the most recent expansion northward onto the (West) section occurred in 1993, bringing the total under roof to 34,600 square feet.

The East section was re-roofed in 1986, adding 6 inches of foam insulation, then covered with .045 inch thick rubber and secured with rock ballast. Typically, a roof with the .045 rubber will last 20 to 25 years. The East section is now 27 years old and will be replaced as Phase 1 in this proposed plan.

Haila Architecture of Ames, Iowa was hired for \$14,300 to prepare plans and specifications for all three phases of the project. **This request is to approve the preliminary plans and specifications for the re-roofing of the City Maintenance Facility.**

The re-roof project will occur over the next three fiscal years, beginning in FY14/15 as approved in the 5 year CIP Plan. Funding as budgeted for FY 14/15 will be shared between the following:

Water Utility	\$ 30,625
Sewer Utility	\$ 30,625
Road Use Tax	\$ 30,625
Fleet Services	<u>\$ 30,625</u>
	\$122,500

The engineering estimate for Phase I as provided is under budget by \$500, even if asbestos abatement is required. Estimates for Phase II and III are also included in the following chart to show the estimated total cost of the project over three years.

Phase 1 of the plan specifies tear-off of the existing roof material down to the original decking. Re-roofing includes four inches of new ridged insulation material covered with a fully-adhered roof system with black 60 mil thick rubber sheet as specified in the plan.

Included in the written specifications for Phase 1 is the requirement for disposal of tear-off material, transfer of ballast (rock) to an off-site location, and the complete installation of the replacement roof.

<b>Haila Architecture Cost Opinion</b>				
Phase	Section	Area	Fiscal Year	Cost Opinion
1	East	10,920 sft	14/15	\$105,000
	Asbestos Abatement (if required)			<u>\$ 17,000</u>
			Phase 1 Total	\$122,000
2	Center	9,300 sft	15/16	\$ 90,000
	Asbestos Abatement (if required)			<u>\$ 16,000</u>
			Phase 2 Total	\$106,000
3	West	14,422 sft	16/17	\$130,000
		Total Cost Opinion of Project		\$358,000

**ALTERNATIVES:**

1. Approve the preliminary plans and specifications for the Re-roofing City Maintenance Facility Phase 1 and issue a Notice to Bidders, setting June 11, 2014 as the bid due date and June 24, 2014 as the date for public hearing and award of contract.
2. Delay the project at this time.

**MANAGER’S RECOMMENDED ACTION:**

The roof on the City Maintenance Facility has exceeded its useful life and needs to be replaced. The existing roof is frequently being patched for leaks, and the deteriorating condition increases the potential for costly structural damage or damage to the contents of the building. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.