

COUNCIL ACTION FORM

SUBJECT: RE-ROOFING CITY MAINTENANCE FACILITY – PHASE 1

BACKGROUND:

On June 13, 2014, the City Council approved specifications for the first of three phases for re-roofing the City's 34,600 square foot Maintenance Facility located at 2207 Edison Street. Phase 1, the East section, was last re-roofed in 1986, is now 27 years old, and is in the worst condition. Bids for re-roofing the East Section have been received and are under the anticipated budget of \$122,500.

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

All bids received provided a 25-year warranty for the 60 mil membrane, a 5% bid bond, and a completion date before October 15, 2014.

Bids for Phase 1 were received as follows:

Bidder	% Mark-up to Change Orders	Walkway Pad 30" x 30" Option	Estimated 150 Pads Option	Phase 1 Base Bid
Ida Grove Roofing & Improvement, Inc.	30%	\$28.60 ea	\$4,290	\$85,574
Central States Roofing Co.	15%	\$31.00 ea	\$4,650	\$95,200
Broadway Mechanical & Roofing Co., Inc.	30%	\$35.00 ea	\$5,250	\$98,700
Academy Roofing & Sheet Metal of the Midwest, Inc.	15%	\$42.90 ea	\$6,435	\$108,500

The low bid is from Ida Grove Roofing and Improvement, Inc. of Ida Grove, IA.

Beginning in FY14/15 as approved in the CIP Plan, the first of the three phases of this project was funded. The budget for FY 14/15 will be shared between the following sources:

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

ALTERNATIVES:

1. Award the contract to Ida Grove Roofing and Improvement, Inc., of Ida Grove, Iowa, for Re-roofing of the City Maintenance Facility, Phase 1, with a 60 mil membrane, for \$85,574, with the optional purchase of 150 walking pads at \$28.60 each, for a total cost of \$89,864.
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 its 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, thereby awarding the contract to Ida Grove Roofing and Improvement, Inc., of Ida Grove, Iowa, for the Re-roofing of the City Maintenance Facility, Phase 1.