

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 27 years old and was replaced as Phase 1 in this proposed plan.

On June 24, 2014, City Council awarded the project to Ida Grove Roofing and Improvement, Inc. of Ida Grove, IA for \$85,574, with a purchase of 150 walking pads at \$28.60 each, for a total of \$89,864. Construction was completed in the amount of \$89,864. The plans and specifications for this project were prepared by Haila Architecture for \$14,300 for all three phases, bringing total projected expenses to approximately \$104,164.

The re-roof project will occur over the next three fiscal years, beginning in FY14/15 as approved in the 5 year CIP Plan. Phase 1 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

While working on the roof, City staff became aware of other issues that will need to be repaired. This includes the replacement of heat stacks and two exhaust fans. It is recommended that a portion of the remaining funds from the Phase 1 CIP project be authorized to cover these expenses, which are estimated at \$10,000.

ALTERNATIVES:

- 1a. Accept the Maintenance Facility Energy Efficiency Projects as completed by Ida Grove Roofing and Improvement, Inc. of Ida Grove, IA for the Re-roofing of the

City Maintenance Facility, Phase 1, with a 60 mil membrane, for \$85,574, with a purchase of 150 walking pads at \$28.60 each, for a total cost of \$89,864.

- b. Authorize the use of a portion of the remaining funds from the Phase 1 Re-Roofing project in the amount of \$10,000 to make additional repairs to the Maintenance Facility.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

The roof on the City Maintenance Facility had exceeded its useful life and needed to be replaced. The roof was frequently being patched for leaks, and the deteriorating condition increased the potential for costly structural damage or damage to the contents of the building. Work under this contract has now been completed.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.