

**COUNCIL ACTION FORM**

**SUBJECT:**            **CITY HALL ROOF IMPROVEMENTS PROJECT**

**BACKGROUND:**

The City Hall Roof is currently 26 years old, last being replaced in 1990 with the remodel of City Hall. Due to its age, the roof is continuing to leak and require continual patching and maintenance. During development of the FY 2015/16 budget, \$700,000 in one-time savings was redirected to replace this roof.

**Bids for this project were received as follows:**

<b>Bidders</b>	<b>Lump Sum for Roof replacement</b>	<b>Unit Price: Insulation Removal &amp; Replacement to Deck</b>	<b>Extended Cost for 800 S.F.</b>	<b>Unit Price: Top Layer of Insulation Removal &amp; Replacement</b>	<b>Extended Cost for 600 S.F.</b>	<b>Total Cost</b>
Engineer's estimate						\$701,400
<b>Central States Roofing, Ames, IA</b>	<b>\$449,800.00</b>	<b>\$2.50</b>	<b>\$2,000</b>	<b>\$1.00</b>	<b>\$600</b>	<b>\$452,400.00</b>
Academy Roofing, Des Moines, IA	\$562,850.00	\$5.00	\$4,000	\$1.75	\$1,050	\$567,900.00
Wood Roofing, Des Moines, IA	\$594,400.19	\$3.50	\$2,800	\$1.25	\$750	\$597,950.19
Rubber Roofing Systems, Inc., West Des Moines, IA	\$784,000.00	\$12.00	\$9,600	\$3.00	\$1,800	\$795,400.00

Terracon provided engineering for the project in the amount of \$21,375, and construction inspection costs are estimated at \$12,500. **When combined with the low bid, this would bring the total project cost to \$486,275.** This amount is less than the \$700,000 in appropriated funding.

The new roof will come with a twenty year warranty.

**ALTERNATIVES:**

1.     a. Accept the report of bids for the City Hall Roof Improvements Project

b. Approve the final plans and specifications for this project.

c. Award the City Hall Roof Improvements Project to Central States Roofing of Ames, Iowa in the amount of \$452,400.

2. Reject the bids.

**MANAGER'S RECOMMENDED ACTION:**

By replacing the roof now, the City will eliminate continued maintenance and the possibility of damage caused by a leaking roof.

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