

COUNCIL ACTION FORM

SUBJECT: BOILER MAINTENANCE SERVICES CONTRACT FOR POWER PLANT

BACKGROUND:

On November 22, 2016, City Council approved preliminary plans and specifications for a Boiler Maintenance Services Contract for Power Plant. This contract consists of a variety of boiler and pressure vessel maintenance, including structural steel and pressure vessel repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages.

This contract is to provide boiler maintenance services for the period following final City Council approval of contract and performance bond through June 30, 2017. This will enable this and future renewals to coincide with the City's fiscal year. 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-seven companies and four plan rooms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation and the Iowa League of Cities.

On December 21, 2016, bids were received from six companies as shown on Attachment A: Bid Summary. Upon the initial evaluation, staff determined that the bid submitted from The Jamar Company was non-responsive because they did not sign their bid. This is a mandatory requirement.

Electric Services staff needs additional time to evaluate the remaining bids to determine which one will provide these services at the lowest overall price.


ALTERNATIVES:

1. Accept the report of bids and delay award for the FY2016/17 Boiler Maintenance Services Contract for Power Plant.
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. Funds will be expended only as work is required and in accordance with approved invoices.

By choosing alternative No. 1, staff will have enough time to evaluate each bid to ensure the City receives these services at the best price. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

		2017-073 BOILER MAINTENANCE SERVICES BID SUMMARY																	
		L & M Ethanol Maintenance Contracting Inc. Fort Dodge, IA			TEI Construction Services, Inc. Duncan, SC			Capital City Boiler & Machine Works, Inc. Des Moines, IA			Plibrico Company, LLC, Omaha, NE			PIC Group, Inc. Atlanta, GA			The Jamar Company Green Bay, WI		
LABOR:																			
BOILERMAKER		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	\$43.74	\$61.23	\$73.61	\$53.39	\$77.77		\$75.00	\$100.00	\$125.00	\$83.48	\$122.10	\$161.08	\$57.00	\$77.41	\$98.72	Non-responsive: Did not sign Bid Form		
	Foreman	\$53.35	\$74.69	\$89.78	\$57.69	\$84.23		\$85.00	\$110.00	\$135.00	\$87.68	\$128.25	\$169.18	\$58.78	\$79.68	\$101.80			
	General	\$60.56	\$84.78	\$101.92	\$71.22	\$102.06		\$85.00	\$110.00	\$135.00	\$90.48	\$132.35	\$174.58	\$63.54	\$89.30	\$109.84			
	Superintendent	\$65.36	\$91.50	\$110.00	\$84.13	\$121.42		\$85.00	\$110.00	\$135.00	\$97.48	\$142.60	\$188.08	\$73.42	\$101.27	\$126.04			
Night	Journeyman	\$45.74	\$63.23	\$75.61	\$53.39	\$77.77		\$80.00	\$105.00	\$130.00	\$84.20	\$122.86	\$161.84	\$57.00	\$77.41	\$98.72			
	Foreman	\$55.35	\$76.69	\$91.78	\$57.69	\$84.23		\$90.00	\$115.00	\$140.00	\$88.43	\$129.04	\$169.97	\$58.78	\$79.68	\$101.80			
	General	\$62.56	\$86.78	\$103.92	\$71.22	\$102.06		\$90.00	\$115.00	\$140.00	\$91.25	\$133.16	\$175.39	\$63.54	\$89.30	\$109.84			
	Superintendent	\$67.36	\$93.50	\$112.00	\$84.13	\$121.42		\$90.00	\$115.00	\$140.00	\$98.30	\$143.46	\$188.94	\$73.42	\$101.27	\$126.04			
LABORER		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	\$38.93	\$54.50	\$65.51	\$34.74	\$49.80		\$65.00	\$95.00	\$115.00	\$42.61	\$56.95	\$71.28	\$31.04	\$43.61	\$55.99			
	Foreman	\$43.74	\$61.23	\$73.61				\$70.00	\$100.00	\$130.00	\$44.06	\$59.05	\$74.04	\$44.53	\$60.36	\$77.12			
	General	\$60.56	\$84.78	\$101.92				\$70.00	\$100.00	\$130.00	\$46.23	\$62.21	\$78.18	\$45.15	\$61.72	\$78.77			
	Superintendent	\$65.36	\$91.50	\$110.00				\$70.00	\$100.00	\$130.00				\$73.42	\$101.27	\$126.04			
Night	Journeyman	\$40.93	\$56.50	\$67.51	\$34.74	\$49.80		\$70.00	\$95.00	\$115.00	\$42.61	\$56.95	\$71.28	\$31.04	\$43.61	\$55.99			
	Foreman	\$45.74	\$63.23	\$75.61				\$75.00	\$100.00	\$130.00	\$44.06	\$59.05	\$74.04	\$44.53	\$60.36	\$77.12			
	General	\$62.56	\$86.78	\$103.92				\$85.00	\$110.00	\$135.00	\$46.23	\$62.21	\$78.18	\$45.15	\$61.72	\$78.77			
	Superintendent	\$67.36	\$93.50	\$112.00				\$85.00	\$110.00	\$135.00				\$73.42	\$101.27	\$126.04			
MILLWRIGHT		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	\$53.35	\$74.69	\$89.78	\$53.39	\$77.77		\$100.00	\$125.00	\$140.00	\$57.21	\$75.02	\$93.53	\$42.20	\$60.77	\$77.91			
	Foreman	\$55.75	\$78.05	\$93.82	\$57.69	\$84.23		\$115.00	\$130.00	\$145.00	\$58.64	\$77.11	\$96.27	\$53.57	\$77.14	\$98.89			
	General	\$60.56	\$84.78	\$101.92	\$71.22	\$102.06		\$115.00	\$130.00	\$145.00	\$61.50	\$81.28	\$101.75	\$62.50	\$83.13	\$106.57			
	Superintendent	\$65.36	\$91.50	\$110.00	\$84.13	\$121.42		\$115.00	\$130.00	\$145.00	\$62.93	\$83.36	\$104.49	\$73.42	\$101.27	\$126.04			
Night	Journeyman	\$55.35	\$76.69	\$91.78	\$53.39	\$77.77		\$105.00	\$130.00	\$145.00	\$57.21	\$75.02	\$93.53	\$42.20	\$60.77	\$77.91			
	Foreman	\$57.75	\$80.05	\$95.82	\$57.69	\$84.23		\$120.00	\$135.00	\$150.00	\$58.64	\$77.11	\$96.27	\$53.57	\$77.14	\$98.89			
	General	\$62.56	\$86.78	\$103.92	\$71.22	\$102.06		\$120.00	\$135.00	\$150.00	\$61.50	\$81.28	\$101.75	\$62.50	\$83.13	\$106.57			
	Superintendent	\$67.36	\$93.50	\$112.00	\$84.13	\$121.42		\$120.00	\$135.00	\$150.00	\$62.93	\$83.36	\$104.49	\$73.42	\$101.27	\$126.04			
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)			
Day	Journeyman	\$53.35	\$74.69	\$89.78	\$53.39	\$77.77		\$75.00	\$100.00	\$125.00	\$69.11	\$98.25	\$127.38	\$57.00	\$77.41	\$98.72			
	Foreman	\$55.75	\$78.05	\$93.82	\$57.69	\$84.23		\$85.00	\$110.00	\$135.00	\$76.58	\$109.16	\$141.74	\$58.78	\$79.68	\$101.80			
	General	\$60.56	\$84.78	\$101.92	\$71.22	\$102.06		\$85.00	\$110.00	\$135.00	\$79.07	\$112.80	\$146.51	\$63.54	\$89.30	\$109.84			
	Superintendent	\$65.36	\$91.50	\$110.00	\$84.13	\$121.42		\$85.00	\$110.00	\$135.00				\$73.42	\$101.27	\$126.04			
Night	Journeyman	\$53.35	\$74.69	\$89.78	\$53.39	\$77.77		\$80.00	\$105.00	\$130.00	\$93.85	\$134.40	\$174.93	\$57.00	\$77.41	\$98.72			
	Foreman	\$55.75	\$78.05	\$93.82	\$57.69	\$84.23		\$90.00	\$115.00	\$140.00	\$105.21	\$151.00	\$196.77	\$58.78	\$79.68	\$101.80			
	General	\$62.56	\$86.78	\$103.92	\$71.22	\$102.06		\$90.00	\$115.00	\$140.00	\$108.76	\$156.18	\$203.60	\$63.54	\$89.30	\$109.84			
	Superintendent	\$67.36	\$93.50	\$112.00	\$84.13	\$121.42		\$90.00	\$115.00	\$140.00				\$73.42	\$101.27	\$126.04			
TRAVEL & SUBSISTENCE																			
Description		Rate			Rate			Rate			Rate			Rate					
Subsistence:																			
Supervisors		\$90.00 per day			\$155.00 per day (Supervisors & GF)			\$80.00 per day			\$125.00 per day			\$130.00 per day					
Craft		\$90.00 per day			\$145.00 per day (all others but laborer does not get any)			\$80.00 per day			\$75.00 per day			\$120.00 per day					
Travel & Mileage																			
Supervisor travel		Hourly rate						\$85.00 per hour			Journeyman ST rate			ST rate per hr max 12 hrs					
Supervisor mileage		N/A			\$.56 per mile for 1 round trip each job, from home to Ames			\$1.00 per mile			\$.75 per mile			\$.54 per mile					
Craft travel		Hourly rate						\$65.00 per hour			Only if applicable at craft journeyman rate			ST rate per hr max 12 hrs					
Craft mileage		N/A			\$.56 per mile for 1 round trip each job, from home to Ames (laborors do not receive any)			\$1.00 per mile			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.			\$.54 per mile					
Deliveries																			
Travel					Charged at rental rates plus actual gas receipts			\$65.00 per hour			\$42.61 per hour								
Mileage					\$1.50 per mile for 1 round trip per job			\$1.00 per mile			\$1.00 per mile								
MISC.																			
Description		Rate			Rate			Rate			Rate			Rate					
Safety supplies & equipment					Cost + 15% (ormal PPE covered inlabor rates above)			Cost + 30%			Cost + 10%			Cost + 12%					
Miscellaneous materials & consumables		Materials: Cost + 10%, Consumables: 5% of total labor			Cost + 15% (small tools and consumables covered in labor rates above)			Cost + 12%			Cost + 10%			Cost + 12%					
Proposed price increases for renewal periods																			
Labor		Renewal 2% on negotiation			Listed rates are valid through 12/31/17						Boilermaker Contract 1/1/17			Inflation 1/1/18					
Travel & Subsistence		5% per renewal			3% per calendar year starting 1/1/18			5% per year			3% per year			3% per year					
Equipment & Tools		1% per renewal			3% per calendar year starting 1/1/18			2% per year			0% per year			NA					