

**COUNCIL ACTION FORM**

**SUBJECT:** CITY HALL ROOF IMPROVEMENTS PROJECT

**BACKGROUND:**

The City Hall roof was last replaced in 1990 with the repurposing of the Middle School building to municipal government offices. Due to its age, the roof had developed leaks and required continual patching and maintenance. During the development of the FY 2015/16 budget, \$700,000 from the General Fund available balance was directed to replace the roof.

On March 22, 2016, City Council awarded the project to Central States Roofing, of Ames, IA, for \$452,400. Construction was completed in the amount of \$450,703, which included one change order for new roof drain covers and a decrease due to unit prices for repairs not being needed. Engineering and construction inspection was completed by Terracon in the amount of \$31,578, bringing total costs to \$482,281. Since the project was bid, \$161,400 of the original \$700,000 has been redirected to the City Hall Parking Lot project. All other remaining funds will be used for other projects.

A letter from the engineer stating the project is complete is attached.

**ALTERNATIVES:**

1. Accept the City Hall Roof Improvements Project as completed by Central States Roofing of Ames, IA in the amount of \$450,703.
2. Direct Staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

The replacement has eliminated the leaking and removed the maintenance requirements. The new roof will provide a twenty year warranty.

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



January 19, 2017

Re: **City Hall Roof Replacement Project**  
**Project 2016-134**  
**City of Ames, IA**  
**Project Acceptance for Central States Roofing**

City of Ames Fleet Services  
Attn: Corey Mellies, PE  
Fleet Services Director  
2207 Edison Street  
Ames, IA 50010

Dear Corey:

The subject project has been completed per the Contract Documents prepared by Terracon. All punch list items have been completed and all close-out and warranty paperwork has been submitted to the City. Terracon recommends the City's acceptance of the project. Attached is the final pay application for the retainage for the contractor. We also recommend payment of this retainage

Sincerely;

Darrell L. Smith, PE, RRC, REWC, BECxP, CxA+BE  
Project Engineer  
Facilities Services

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