

**COUNCIL ACTION FORM**

**SUBJECT: CITY MAINTENANCE FACILITY ROOF REPLACEMENT PHASES 2 AND 3 FINAL ACCEPTANCE**

**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 area under the roof to 34,600 square feet. The East section was 27 years old and was replaced in Phase 1 of the Roof Replacement Project; Phases 2 and 3 completed the rest of the roof.

Haila Architecture & Engineering of Ames, Iowa, was hired in May 2014 to prepare plans for all three phases of the roof replacement. Haila was paid \$14,300 for the completed 3-phase plan in 2014. The portion of this amount that was related to phases 2 and 3 is \$9,533.33.

Phase 1 construction was completed in FY 2014/15. To take advantage of economies of scale, Phase 2 (originally scheduled for FY 15/16) and Phase 3 (originally scheduled for FY 16/17) were combined. Phase 2 had funding in the amount of \$140,521, which was \$111,000 budgeted in FY 15/16 and \$29,521 carried over from Phase 1. Phase 3 was budgeted in the amount of \$135,000 in FY 2016/17 bringing total funding available to \$275,521.

On June 14, 2016, City Council awarded construction of Phases 2 and 3 to Reliable Roofing, of Des Moines, Iowa, for \$206,850. An amount of \$941.25 is being deducted for repairs to exterior outlets and conduit damaged during construction, for which Reliable was responsible. The total project amount less the \$941.25 is \$205,908.75. To date, Reliable has been paid \$196,846.

During construction of Phases 2 & 3, Haila provided project oversight and inspection for \$8,175. Ames Heating and Cooling was paid \$16,260 to remove and replace rooftop exhaust fans and remove one air exchange unit. Kurrent Electric of Ames was paid \$1,314 for disconnecting electrical service to rooftop equipment and reconnecting at the end of the project. Including design costs for Phases 2 & 3, the final two phases cost

\$241,191.08. The funding for the project is equally split between the Water Utility, Sewer Utility, Road Use Tax, and the Fleet Services Fund.

A letter from the engineer stating the project is complete in accordance with the approved specifications is attached.

**ALTERNATIVES:**

1. Accept the Maintenance Facility Roof Replacement Project Phase 2 & 3 as completed by Reliable Roofing of Des Moines, Iowa, in the amount of \$205,908.75.
2. Direct Staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

The roof replacement has eliminated the leaking and requirement for ongoing patching of the structure. The new roof will provide a twenty-five year warranty.

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

## PROJECT COMPLETION

**Project:** Maintenance Facility Roof  
Replacement Phases 2 & 3  
City of Ames



Based on site observation on June 15, 2017, the Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be completed.

Respectfully,

A handwritten signature in black ink that reads 'Eric Badding'. The signature is fluid and cursive.

Eric Badding, A-AIA  
HAILA Architecture | Structure | Planning, Ltd.

EB/jd