

COUNCIL ACTION FORM

SUBJECT: 2020-076 UNIT 8 PRECIPITATOR ROOF REPLACEMENT

BACKGROUND:

On February 11, 2020, City Council approved preliminary plans and specifications for replacement of Unit 8 Precipitator Roof. Degradation to the current roof has resulted in water leakage throughout the Power Plant during seasonal rainfalls and snowmelts. The precipitator roof protects the Unit 8 precipitator controls and electrical gear, which could be severely damaged during water leakage events. Additionally, the water leakage could pose hazardous conditions to plant staff that are accessing the controls or electrical equipment during seasonal storms.

Damage to the floor has been caused by age degradation, poor water drainage, and maintenance operations. This project will replace the worn components including the decking and insulation. It will also improve the roof drainage by improving the roof slope and relocate existing plant drains. Finally, the plans will call for the reinforcement of areas of high traffic due to plant maintenance operations on the roof.

Bid documents were issued to eleven firms and three 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 March 11, 2020 no bids were received. Power Plant staff is currently working with the prospective contractors and Korpela Engineering to determine ways in which the specification can be modified to be more attractive to potential bidders.

The engineer's estimate for the demolition, removal, proper disposal and replacement of the existing roof, steel roof deck, and wall panels is \$250,000. The approved FY 2019/2020 budget has \$208,000 allocated for this project. **The remaining \$42,000 will be transferred from the unused balance in the Unit 7 Turbine Generator overhaul project. This turbine generator project is complete and has approximately \$650,000 remaining funds available.**

ALTERNATIVES:

1. Delay Unit 8 – Precipitator Roof Replacement project to allow for plans and specification modifications that could attract potential bidders to the project.
2. Advise staff to proceed with this project as soon as possible.

MANAGER'S RECOMMENDED ACTION:

This work is necessary for the replacement of the existing roof, steel roof deck, and wall panels. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.