

ITEM #: 30  
DATE: 02-27-24  
DEPT: ELEC

**COUNCIL ACTION FORM**

**SUBJECT: ROOF REPLACEMENT AT THE POWER PLANT**

**BACKGROUND:**

Several of the Power Plant roofs have been identified by a roof consultant as needing to be replaced. Leaking portions of the roof have the potential to create a safety hazard and cause issues with operations. **This project will consist of replacement of approximately 18,840 sq. ft. of existing built-up roofing on three separate roof areas and levels. This area is about half of the total roof square footage at the Power Plant. Work will also include the installation of new roof drains, replacing some metal deck, and removal and deck infill of obsolete roof top units. The new roof system is designed to provide an effective service life of at least 20 years.**

**SCOPE AND FUNDING:**

It was originally anticipated that roof replacement could occur in several phases over several years. **However, as the specifications for the roof replacement project were developed, it became clear that the area of the roof that requires more urgent replacement is larger than originally anticipated.** Therefore, the project consultant assisted staff with preparing specifications containing a base bid and bid alternate, as well as alternative materials to encourage multiple bidders. **The Engineer's estimate is \$1,352,000 for the complete scope of work.**

In addition to providing flexibility in the scope and acceptable materials through the bid specifications, staff identified alternative funding sources to ensure the project could be accomplished in a timely manner, given the urgency of the need to repair the deteriorated roof sections. When the project was initially budgeted, it was believed that the roof replacement could be accomplished in several phases over several years. Therefore, the approved FY 2023/24 Capital Improvements Plan (CIP) contained \$150,000 for construction of phase one of the roof replacement. This funding, combined with other Power Plant building modification carryover funds from prior years, results in an available balance of \$183,100. **In addition, highly favorable construction bids were received for the RDF Bin Renovation project, resulting in that project containing an available balance of \$2,071,380. The remaining funding necessary to complete this roof replacement project will be taken from the savings in that project.**

It should be noted that the adopted FY 2023-2028 CIP planned for funding in each of the first three years for the phases of Power Plant roof replacement. The FY 2024-2029 CIP presented to the City Council in February 2024 was modified from the previous CIP to reflect the roof replacement occurring this fiscal year in a single phase through this project, using funding that has already been accumulated as described above.

**BID ALTERNATES:**

**The Base Bid includes replacing only the most critically needed sections of roof out of the portion of the roof that the consultant notes requires replacement (~50% critical areas of the 18,840 sq. ft.**

total area needing replacement). This area of roof would be replaced with a highly durable material that contains granules on the cap sheet that give it better grip compared to a PVC membrane. This more durable material was recommended by the roof consultant because of how much the roof areas are used for access to equipment during maintenance and operation activities.

**Alternate Bid 1 includes replacing the same area as the Base Bid (~50% critical areas of the 18,840 sq. ft. total area needing replacement) with a PVC membrane, which is a less durable material.** The roof material in Alternate Bid 1 would require Power Plant staff to place mats and boards any time there is foot traffic, scaffolding, or other activities requiring the use of the roof area.

**Alternate Bid 2 includes replacing the remaining portion of the roof noted by the consultant as needing to be replaced (not the critical areas, but areas that are deteriorated) with the more durable granule membrane material specified in the Base Bid.**

**Alternate Bid 2A is for replacing the same area as Alternate Bid 2, but with the less durable PVC membrane.**

On January 9, 2024, City Council approved preliminary plans and specifications for Roof Replacement at the Power Plant. Bid documents were issued to ten firms and five 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.

On February 14, 2024, four bids were received as shown on the table below.

| BIDDER  | BASE BID<br>(Critical Areas Only - Granule Surface) | ALTERNATE BID 1<br>(Critical Areas Only - PVC Surface) | ALTERNATE BID 2<br>(Non-Critical Areas Only - Granule Surface) | ALTERNATE BID 2A<br>(Non-Critical Areas Only - PVC Surface) |
|---|---|--|--|---|
| Central States Roofing<br>Ames, IA                      | \$796,000   | \$506,000  | \$795,000  | \$590,000   |
| Academy Roofing & Sheet Metal Company<br>Des Moines, IA | \$799,500   | \$712,500  | NO BID   | NO BID  |
| Hopkins Roofing<br>Pella, IA                            | \$968,161.84  | \$841,150.91   | \$957,620.16   | \$836,618.10  |
| T&K Roofing<br>Ely, IA                                  | NON-RESPONSIVE                                      |  |  |   |

**Staff evaluated bids and determined the bid from T&K Roofing was non-responsive, as the contractor did not submit the correct bid form and left off critical pricing information. Staff determined that the bid from the apparent low bidder, Central States Roofing of Ames, Iowa, is acceptable.**

**Because of the frequent needs to access parts of the roof for maintenance and operational activities at the plant, staff would like to perform replacement of the entire section of roof that the consultant identified as needing replacement and to install the more durable material. Therefore,**

**staff is requesting award of the Base Bid and Alternate Bid 2 for a total cost of \$1,591,000.**

**ALTERNATIVES:**

1. Approve the final plans and specifications and award a contract to Central States Roofing of Ames, Iowa, in the amount of \$1,591,000 (inclusive of Iowa sales tax) for the Base Bid and Alternate 2.
2. Award a contract to another firm.
3. Select a different combination of Base bid or Alternates.
4. Reject the bids and direct staff to rebid.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Power Plant roof is in need of repair. It is important to make the repairs to continue to provide a safe and effective work environment. The repairs are planned for in the Capital Improvements Plan and available funding from savings in the RDF Bin Renovation project will allow the project to be completed more quickly. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.