

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS AND NOTICE TO BIDDERS FOR ELECTRIC SERVICES POWER PLANT ROOF REPLACEMENT PROJECT

BACKGROUND:

This project is for the replacement of the one section of the Power Plant roof located above the plant offices on the north portion of the Plant. The current roof of the Plant was installed in sections over time, and several areas are showing wear. The decking in several areas is decaying. For the last several years, the Plant has been patching leaky sections and using stop gap measures to repair areas in need, but the patching and repair jobs are becoming numerous and more expensive. In addition, decaying roofs can be a significant safety concern; especially at the Power Plant where maintenance crews are required to walk on the roof decking frequently.

The consulting engineers from Brown Engineering, in conjunction with the Power Plant staff, have identified the office area as being the most in need of repairs, as well as identifying the types of materials needed for use in replacement. Other areas of the Power Plant roof may be replaced as time and budget allows.

The consulting engineer from Brown Engineering has estimated the total replacement of this first section to cost approximately \$85,000.

The approved FY2008-2009 Operating Budget for the Power Plant contains \$125,000 for roofing projects.

Upon City Council approval and receipt of favorable bids, this work would begin during October 2008, working around the Power Plant operations schedule to minimize disruptions. The project is planned for the period between October and November of 2008. It is the goal to have the FY 2008/2009 portion of the project complete prior to the end of November 2008.

ALTERNATIVES:

1. Approve the plans and specifications for the Electric Services Department Power Plant Roof Replacement Project. Set October 1, 2008, as the bid due date and October 14, 2008, as the date of hearing and award of contract.
2. Do not approve the plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

This project is necessary to maintain safe and efficient working conditions at the Power Plant. It is no longer cost-effective for the utility to continue to just patch areas as leaks occur. This project will be the first in a phased replacement of the Power Plant roof.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, approving the plans and specifications for the Electric Services Department Power Plant Roof Replacement Project. Set October 1, 2008, as the bid due date and October 14, 2008, as the date of hearing and award of contract.