

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF PRELIMINARY PLANS AND SPECIFICATIONS FOR THE POWER PLANT ROOF REPLACEMENT PROJECT

BACKGROUND:

The approved FY 2009/2010 Operating Budget for the Power Plant contains \$150,000 for roofing projects. This project is for the replacement of the several sections of the Power Plant roof. The current roof 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. It is more cost-effective for the utility to completely replace the worn areas. 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 two areas as being most in need of repairs, as well as the types of materials needed for use in the roof replacement. Other areas of the Power Plant roof may be replaced as time and budget allows.

The Engineer's estimate of the cost of this project is \$150,000.

Upon City Council approval and receipt of favorable bids, this work would begin during October 2009, while working around the Power Plant operations schedule to minimize disruptions. It is the goal to have FY 2009/2010 portion of the project complete prior to mid November 2009.

ALTERNATIVES:

1. Approve the plans and specifications for the Power Plant Roof Replacement Project and set August 26, 2009, as the bid due date and September 8, 2009, as the date of hearing and award of contract.
2. Do not approve the plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

Over a period of years, the roof on the Power Plant will need to be replaced. In May of this year, replacement of the roof section over the offices was completed. This project is designed to include work to replace the roof over Unit #8 turbine and the boiler area. This work 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.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 approving the plans and specifications for the Power Plant Roof Replacement Project and establishing August 26, 2009, as the bid due date and September 8, 2009, as the date of hearing and award of contract.