

**COUNCIL ACTION FORM**

**SUBJECT: 2013/14 RESOURCE RECOVERY PROCESS AREA SPRINKLER SYSTEM REPLACEMENT (PHASE 1)**

**BACKGROUND:**

The 2010 annual loss prevention report prepared by FM Global Insurance, the City's previous provider of property, boiler and machinery insurance coverages, recommended that the Resource Recovery Plant's fire suppression system be upgraded. This upgrade is a Capital Improvement Plan (CIP) project that is being completed in two phases.

This first phase has now been completed. This work consisted of a 11' x 20' valve room addition to house backflow prevention and new system valves for domestic water and the fire control system. This valve room was constructed so that emergency services personnel can access the fire system and valves without having to enter the main building. The room contains a new, larger incoming water supply line, backflow preventers, fire system riser, and poured concrete walls to match the existing structure. The roof line of the new addition was also extended to cover and match the main building entrance.

The larger incoming water line and valves allow for the required increase in water flow for Phase 2 of the project, which is programmed in the 2014/15 CIP. Phase 2 will involve complete replacement of the original, deteriorating fire system piping and sprinkler heads. The design plan and layout of the sprinkler heads, cross main, and branch line piping will be determined taking into account the structural elements of the building and updates to fire codes.

Brown Engineering of Des Moines, Iowa, completed design services for the Phase I project. On May 28, 2013, Council approved final plans and specifications and awarded the construction contract to Woodruff Construction LLC of Ames, Iowa, in the amount of \$194,300. Change Order No. 1, in the amount of \$5,626, included additional costs for relocating the sanitary main and vent piping, as well as modifying a concrete pier, bringing total construction costs to \$199,926. With engineering costs of approximately \$24,700, the total project cost of Phase 1 is \$224,626.

Funding for Phase 1 was programmed in the CIP in the amount of \$65,000 from the Resource Recovery Fund and \$205,370 in revenue abated General Obligation Bonds, bringing total funding for Phase 1 to \$270,370. The remaining funds will be carried over as a contingency for Phase 2 improvements.

**ALTERNATIVES:**

1. Accept the 2013/14 Resource Recovery Process Area Sprinkler System Replacement (Phase 1) as completed by Woodruff Construction LLC of Ames, Iowa, in the amount of \$199,926.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

This project was completed in accordance with the approved plans and specifications and is within the approved budget.

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