

COUNCIL ACTION FORM

SUBJECT: CITY HALL ROOF IMPROVEMENTS PROJECT

BACKGROUND:

The City Hall Roof is currently 26 years old, last being replaced in 1990 with the remodel of City Hall. Due to its age the roof is continuing to leak and require continual patching and maintenance. During the development of the FY 2015/16 budget, \$700,000 in one-time savings was directed to replace the roof.

City staff contracted with Terracon to provide engineering services. Terracon has completed plans and specifications with a total estimated construction cost of \$701,400. The estimate is higher than originally anticipated cost due to the replacement of the skylights for the gym. Since the new roof flashing will be incorporated into the skylight system, it was determined that replacing skylights at the same time would be the appropriate decision.

Replacing the skylights accounts for \$70,400 of the total estimated construction cost. In addition, there will be engineering costs of \$21,375 and construction inspection costs of \$12,500. **This would bring the total project cost to \$735,275.** Staff has identified the additional \$35,275 needed to fund this project from the City Hall Improvement Program. There currently is \$205,216 in this CIP project to help fund the roof replacement.

ALTERNATIVES:

1. Approve plans and specifications for the City Hall Roof Improvements Project and establish March 10, 2016, as the date of letting and March 22, 2016, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By replacing the roof the City will eliminate continued maintenance and the possibility of damage caused by a leaking roof. The new roof will provide a twenty year warranty.

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