

COUNCIL ACTION FORM

SUBJECT: MAINTENANCE FACILITY ROOF REPLACEMENT PHASES 2 AND 3

BACKGROUND:

The City's 34,600 square foot Maintenance Facility is located at 2207 Edison Street. A significant portion of the City's Public Works and Fleet Services Departments operate from this location. The roof of the facility has reached the end of its useful life and is in need of replacement.

The Maintenance Facility has been expanded three times over the past 45 years. The east and center sections, approximately 20,000 sq. ft. in total, were completed in 1968. In 1977, the addition on the west side of the existing building added another 11,000 sq. ft. The most recent expansion northward onto the west section occurred in 1993, bringing the total roofed area to 34,600 square feet.

The east section was replaced in FY 2014/15 as Phase 1 in this project. Phase 2 is scheduled to be completed in FY 2015/16, and Phase 3 is scheduled to be completed in FY 2016/17. Completion of these final two phases will complete the replacement of the entire facility roof.

To take advantage of economies of scale, City staff proposes combining Phase 2 with Phase 3. Phase 2 has funding in the amount of \$140,521 (\$111,000 budgeted in the Capital Improvement Plan for FY 2015/16 and \$29,521 carried over from Phase 1). Phase 3 is budgeted in the amount of \$135,000 in FY 2016/17, bringing funding available for both remaining phases to \$275,521. The funding for the project is split equally between the Water Utility, Sewer Utility, Road Use Tax, and the Fleet Services Fund. The architect for this project has estimated total construction costs for Phases 2 and 3 at \$251,000.

ALTERNATIVES:

1. Approve the City Maintenance Facility Roof Replacement project which include combining Phases 2 and 3 by establishing May 25, 2016, as the date of letting and June 14, 2016, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

The roof on the City Maintenance Facility has exceeded its useful life and needs to be replaced. The existing roof is frequently being patched for leaks, and the deteriorating condition increases the potential for costly structural damage or damage to the contents of the building.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the City Maintenance Facility Roof Replacement project which includes combining Phases 2 and 3 by establishing May 25, 2016, as the date of letting and June 14, 2016, as the date for report of bids.