

COUNCIL ACTION FORM

SUBJECT: CITY 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 building has been expanded three times over the past 45 years to accommodate increased requirements for services to the growing community. The first and second sections, approximately 20,000 sq. ft., were completed in 1968. These two sections are referred to as the (East) and (Center) sections. In 1977, the addition on the (West) side of the existing building added another 11,000 sq. ft., and the most recent expansion northward onto the (West) section occurred in 1993, bringing the total under roof to 34,600 square feet. The East section was 27 years old and was replaced as Phase 1 in this proposed plan, Phases 2 and 3 will complete the entire roof.

Bids were received as follows:

Bidders	Lump Sum for Roof Replacement
Engineer's Estimate	\$251,000.00
Reliable Roofing	\$206,850.00
Academy Roofing and Sheet Metal Company	\$222,500.00
Central States Roofing	\$236,000.00
Bailey Roofing Contractors, Inc.	\$244,738.00
Brockway Mechanical & Roofing Co., Inc.	\$249,766.00
T & K Roofing Company	\$284,000.00

Phase 1 was completed in FY 2014/15. To take advantage of economies of scale Phase 2 scheduled for FY 15/16 were combined with Phase 3 which is scheduled in FY 16/17. Phase 2 has funding in the amount of \$140,521, which was \$111,000 budgeted in the Capital Improvement Plan for FY 15/16 and \$29,521 carried over from Phase 1. **Phase 3 is budgeted in the amount of \$135,000 in FY 16/17 bringing total funding available to \$275,521.** Engineering design costs were paid in the first phase. Remaining funding will be used to pay for inspection costs. The funding for the project is

equally split between the Water Utility, Sewer Utility, Road Use Tax, and the Fleet Services Fund.

ALTERNATIVES:

1. a. Accept the report of bids for the City Maintenance Facility Roof Replacement Phases 2 & 3
- b. Approve the final plans and specifications for this project.
- c. Award the City Maintenance Facility Roof Replacement Phases 2 & 3 to Reliable Roofing of Des Moines, Iowa in the amount of \$206,850.
2. Reject the bids.

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. The new roof will provide a 25 year warranty.

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