

COUNCIL ACTION FORM

**SUBJECT: **SCAFFOLDING AND RELATED SERVICES AND SUPPLY
CONTRACT FOR POWER PLANT****

BACKGROUND:

On August 9, 2016, City Council approved preliminary plans and specifications for the Scaffolding and Related Services and Supplies Contract. This contract is for a contractor to provide and install scaffolding, bracing and fall protection when needed at the City's Power Plant.

This initial contract is to provide scaffolding and related services for the period from award date through June 30, 2017. The contract also includes a provision that would allow the City to renew the contract for up to four additional one-year terms.

Bid documents were issued to ten companies. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to one plan room.

On August 31, 2016, three bids were received as shown on the attached report.

To evaluate these bids, staff compared each firm's bid to a Base Case Cost for Typical Scaffolding Requirements Scenario. Staff concluded that the apparent low bid submitted by All American Scaffold, Des Moines, IA is acceptable. **Because this contract has the option for up to 4 additional 1-year renewals, staff compared the bids based on 5 years. The apparent low bidder's labor costs cost rise faster than the other bidders. However travel costs for the other bidders is much higher due to their greater distance from Ames compared to the low cost bidder, who is located in Des Moines.**

The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) City staff time saving in obtaining quotes, evaluating bids, and preparing specifications and other procurement documentation.

The approved FY 2016/17 Power Plant operating budget includes \$145,000 for these

services. Invoices will be based on contract rates for time and materials for services that are actually received.

ALTERNATIVES:

1. Award the contract for the Scaffolding and Related Services and Supplies Contract to All American Scaffold, Des Moines, IA, for hourly rates and unit prices bid, in an amount not-to-exceed \$145,000.

This contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms at stated rates. **The City can decide to rebid this service in each of the remaining four years if the staff or Council believe the 10% inflator for labor exceeds market conditions.**

2. Reject all bids and purchase scaffolding services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

This contract is needed to carry out emergency and routine scaffolding services at the Power Plant. The contract will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.



ITB 2017-018 Scaffolding and Related Services and Supply Contract Bid Summary

DESCRIPTION	All American Scaffold Des Moines, IA			Performance Contracting, Inc. Mansfield, TX			Solid Platforms, Inc. Portage, IN		
	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Labor Rates:									
Supervisor:	\$50.00	\$75.00	\$100.00	\$46.71	\$66.33	\$85.95	\$88.51	\$112.83	\$137.16
Apprentice:	\$50.00	\$75.00	\$100.00	\$27.37	\$38.89	\$50.36	\$47.25	\$60.09	\$72.91
Foreman:	\$50.00	\$75.00	\$100.00	\$42.78	\$60.74	\$78.72	\$56.65	\$73.39	\$90.10
Journeyman:				\$36.54	\$51.89	\$67.23	\$55.17	\$71.30	\$87.42
Technician:				\$33.92	\$48.16	\$62.41			
Subsistence:	\$35.00 per day per / per man			\$75.00 per day			\$75.00 per day (Supervision Only)		
Travel:	\$100.00 per trip			\$461.00 per one way			\$45.00 per hour		
Mileage:	\$.80 per mile			\$4,260.00 per truckload in and out			Included in Travel rate		
Proposed Price Increase for Renewal Periods:									
Labor Rates:	10%			3%			TBD (As negotiated by Carpenters Local 106)		
Travel & Subsistence:	5%			3%					
Base Case Cost for Typical Scaffolding Requirements Scenario									
Applicable costs to erect a 52 foot tower around the inside of Unit 8 Boiler (52' x 22' x 22") located in the Power Plant. Scaffolding to remain erect on site for three weeks.									
Erection cost:	\$8,900.00			\$8,460.00			\$18,516.00		
Rental cost of material:	\$4,500.00			\$3,500.00			\$3,547.00		
Dismantle cost:	\$6,675.00			\$5,400.00			\$16,548.00		
Travel cost:	\$100.00			\$14,979.00			\$2,500.00		
OVERALL COST:	\$20,175.00			\$32,339.00			\$41,111.00		