

COUNCIL ACTION FORM

SUBJECT: ELECTRIC DISTRIBUTION AND ADMINISTRATION ROOF IMPROVEMENTS PROJECT

BACKGROUND:

The Electric Distribution Roof and the Electric Administration roofs are both over 20 years old. Due to its age and roof condition both roofs are leaking and need replaced. It was decided to combine these projects into one bid package to take advantage of the economies of scale.

On October 12, 2016 Bids were received as follows:

Bidders	Lump Sum for Roof replacement	Alternate 1: Extend Warranty from 20 to 25 years	Total Cost With Alt. 1
<i>Engineer's Estimate</i>			\$352,300.00
Central States Roofing, Ames, IA	\$233,000.00	\$2,000.00	\$235,000.00
Academy Roofing, Des Moines, IA	\$232,200.00	\$5,300.00	\$237,500.00
Northern Cedar Services Co., Inc., Mason City, IA	\$240,500.00	\$9,800.00	\$250,300.00
Brockway Mechanical & Roofing, Burlington, IA	\$276,501.00	\$8,410.00	\$284,911.00
Rubber Roofing Systems, Inc, West Des Moines, IA	\$297,000.00	\$2,100.00	\$299,100.00
T & K Roofing & Sheet Metal Inc., Ely, IA	\$321,874.00	\$2,690.00	\$324,564.00

With the bids coming in well below estimate it is recommended to accept Alternate 1 to increase the warranty from 20 years to 25 years. This would bring the total bid to \$235,000. In addition, there will be engineering costs of \$25,000 and construction inspection costs of \$6,600. **This would bring the total project cost to \$266,600.** This project is funded in the amount of \$350,000 from the 2014/15 Capital Improvement Plan and \$40,000 from the Electric operating budget. Due to timing this

roof will likely not be replaced until next year. Because of active leaking in the Electric Distribution roof, it will be necessary to do some patching until the roof can be replaced. The temporary patching will be completed using operating budget funds. Operating funds will also be used for the necessary removal and reinstallation of condensing units during the project.

ALTERNATIVES:

1. a. Accept the report of bids for the Electric Distribution and Administration Roof Improvements Project

 b. Approve the final plans and specifications for this project.

 c. Award the Electric Distribution and Administration Roof Improvements Project including Alternate 1 to Central States Roofing of Ames, Iowa in the amount of \$235,000
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 roofs will provide a twenty-five year warranty.

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