

COUNCIL ACTION FORM

SUBJECT: **ELECTRIC DISTRIBUTION AND ADMINISTRATION ROOF IMPROVEMENTS PROJECT**

BACKGROUND:

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

On October 25, 2016 City Council awarded the project to Central States Roofing of Ames, IA in the amount of \$235,000. There was one change order reducing the contract by \$3,047 for removing expansion joints that were not needed after tearing off the existing roof. This resulted in construction being done in the amount of \$231,953. Engineering and construction inspection was completed by Gensis in the amount of \$31,600, bringing total costs to \$263,553.

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. A letter from the project engineer stating the project is complete in accordance with the approved specifications is attached.

ALTERNATIVES:

1. Accept the City Hall Roof Improvements Project as completed by Central States Roofing of Ames, IA in the amount of \$231,953.
2. Direct Staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

The roof replacement has eliminated the leaking and the need to patch the structure. The new roof 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.



August 7, 2017

RE: City of Ames Electric Distribution and Admin Building Roof Replacements, Ames, Iowa
SUBSTANTIAL COMPLETION DATE: June 2, 2017
FINAL PUNCHLIST INSPECTION DATE: July 7, 2017

Mr. Corey Mellies,

This letter is to confirm Final Completion of the above sated project for the City of Ames. The Architect has performed a follow up final inspection of all items identified during the Substantial Completion inspection and found all Punchlist items properly completed. Furthermore, we have reviewed the attached Consent of Surety on the Final Payment and the Manufacturer's 25 Year Roof Warranty and Installer's 2 Year Warranty.

With this submittal, we consider this project complete. This consideration does not relieve the Builder from its post-construction responsibilities, including correction of discrepancies noted during the first year after Substantial Completion, warranty issues, latent defects, and other requirements of the Contract for Construction or State law.

We recommend final payment and release of retainage on the attached Pay Applications.

A handwritten signature in black ink, appearing to read 'Edward L. Matt', with a horizontal line extending to the right.

Edward L. Matt, AIA
GENESIS Architectural Design

Cc: Central States Roofing
File