

COUNCIL ACTION FORM

SUBJECT: POWER PLANT BOILER MAINTENANCE SERVICES CONTRACT

BACKGROUND:

On March 10, 2020, City Council approved preliminary plans and specifications for the Power Plant Maintenance Services Contract. The Electric Utility has two gas-fired, high-pressure steam generation units within the City's Power Plant, referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of both emergency and planned repairs and service. Services include a large variety of boiler maintenance and repairs, structural steel, pump and piping work, and other miscellaneous mechanical Power Plant work.

The repair of the equipment on these generation units requires professional trade crafts such as laborers, millwrights, and steam/pipe fitters.

This contract is to provide power plant maintenance services for the period following final City Council approval of contract and performance bond from July 1, 2020 through June 30, 2021. The contract 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 thirty-five companies and three plan rooms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation and the Iowa League of Cities.

On May 13, 2020, bids were received from six companies as shown on the attached bid summary.

Electric Services staff needs additional time to evaluate the bids to determine which one will provide these services at the lowest overall price.

ALTERNATIVES:

1. Accept the report of bids and delay award for the FY 2020/21 Power Plant Maintenance Services Contract.
2. Award a contract to the apparent low bid.
3. Reject all bids and direct staff to rebid.

CITY MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for boiler repair and maintenance and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

By choosing Alternative No. 1, staff will have enough time to evaluate each bid to ensure the City receives these services at the best price from a well-qualified bidder. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.



2020-106 Power Plant Maintenance Services Contract Bid Summary

LABOR:		TEI Construction Services, Inc. Duncan, SC			Plibrico Company, LLC, Omaha, NE			Capital City Boiler & Machine Works, Inc Des Moines, IA			Weitz Industrial, LLC Rapids, IA			Cedar API Solutions Marshalltown, IA			S.T. Cotter Turbine Services, Inc. Clearwater, MN			
LABORER		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)	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)	
Day	Journeyman	\$43.64	\$65.34	\$65.34	\$45.98	\$61.06	\$76.14	\$75.00	\$100.00	\$135.00	\$51.38	\$68.49	\$85.59	\$42.00	\$55.00	\$69.00				
	Foreman	NA	NA	NA	\$47.48	\$63.24	\$78.99	\$75.00	\$100.00	\$135.00	\$52.75	\$70.50	\$88.25							
	General	NA	NA	NA	\$48.23	\$64.32	\$80.42	\$75.00	\$100.00	\$135.00	\$54.12	\$72.51	\$90.91							
	Superintendent	NA	NA	NA	NA	NA	NA	\$75.00	\$100.00	\$135.00	\$71.07	\$92.66	\$117.49							
	Night	Journeyman	\$43.64	\$65.34	\$65.34	\$45.98	\$61.06	\$76.14	\$75.00	\$100.00	\$135.00	\$51.38	\$68.49	\$85.59	\$46.20	\$60.50	\$75.90			
		Foreman	NA	NA	NA	\$47.48	\$63.24	\$78.99	\$75.00	\$100.00	\$135.00	\$52.75	\$70.50	\$88.25						
		General	NA	NA	NA	\$48.23	\$64.32	\$80.42	\$75.00	\$100.00	\$135.00	\$54.12	\$72.51	\$90.91						
		Superintendent	NA	NA	NA	NA	NA	NA	\$75.00	\$100.00	\$135.00	\$71.07	\$92.66	\$117.49						
	NOTE:		See exception A for night shift						night shift - 6.5 hrs of work for 8 hrs of pay											
	MILLWRIGHT		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)	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)
	Day	Journeyman	\$57.35	\$86.87	\$86.87	\$65.57	\$86.05	\$106.52	\$85.00	\$110.00	\$145.00	\$60.30	\$79.74	\$99.17	\$75.00	\$110.00	\$140.00	\$87.64	\$115.28	\$142.93
		Foreman	\$61.92	\$94.04	\$94.04	\$67.05	\$88.20	\$109.35	\$85.00	\$110.00	\$145.00	\$62.98	\$83.71	\$104.43	\$80.00	\$115.00	\$145.00	\$91.18	\$120.54	\$149.90
General		\$94.36	\$136.04	\$136.04	\$70.01	\$92.51	\$115.01	\$85.00	\$110.00	\$145.00	\$64.32	\$85.69	\$107.06				\$93.66	\$124.22	\$154.78	
Superintendent		\$105.02	\$152.78	\$152.78	NA	NA	NA	\$85.00	\$110.00	\$145.00	\$91.86	\$117.66	\$146.94				\$178.25	\$267.38	\$356.50	
Night	Journeyman	\$57.35	\$86.87	\$86.87	\$65.57	\$86.05	\$106.52	\$85.00	\$110.00	\$145.00	\$63.28	\$84.17	\$105.05	\$78.50	\$115.00	\$147.00	\$88.35	\$116.33	\$144.32	
	Foreman	\$61.92	\$94.04	\$94.04	\$67.05	\$88.20	\$109.35	\$85.00	\$110.00	\$145.00	\$65.97	\$88.14	\$110.31	\$84.00	\$121.00	\$152.00	\$91.89	\$121.59	\$151.29	
	General	\$94.36	\$136.04	\$136.04	\$70.01	\$92.51	\$115.01	\$85.00	\$110.00	\$145.00	\$67.31	\$90.12	\$112.94				\$94.37	\$125.27	\$156.17	
	Superintendent	\$105.02	\$152.78	\$152.78	NA	NA	NA	\$85.00	\$110.00	\$145.00	\$94.85	\$122.09	\$152.81				\$178.25	\$267.38	\$356.50	
NOTE:		See Exception C for night shift																		
STEAMFITTER		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)	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)	
Day	Journeyman	\$57.35	\$86.87	\$86.87	\$76.95	\$109.41	\$141.83	\$85.00	\$110.00	\$145.00	\$75.16	\$99.89	\$124.73	\$75.00	\$110.00	\$140.00				
	Foreman	\$61.92	\$94.04	\$94.04	\$85.22	\$121.49	\$157.74	\$85.00	\$110.00	\$145.00	\$79.19	\$106.01	\$132.83	\$80.00	\$115.00	\$145.00				
	General	\$94.36	\$136.04	\$136.04	\$87.98	\$125.52	\$163.04	\$85.00	\$110.00	\$145.00	\$81.77	\$109.83	\$137.90							
	Superintendent	\$105.02	\$152.78	\$152.78	NA	NA	NA	\$85.00	\$110.00	\$145.00	\$96.74	\$126.44	\$159.89							
Night	Journeyman	\$57.35	\$86.87	\$86.87	\$85.21	\$121.47	\$157.71	\$85.00	\$110.00	\$145.00	\$80.16	\$107.48	\$134.80	\$78.50	\$115.00	\$147.00				
	Foreman	\$61.92	\$94.04	\$94.04	\$94.73	\$135.38	\$176.01	\$85.00	\$110.00	\$145.00	\$84.70	\$114.20	\$143.71	\$84.00	\$121.00	\$152.00				
	General	\$94.36	\$136.04	\$136.04	\$97.91	\$140.03	\$182.14	\$85.00	\$110.00	\$145.00	\$87.53	\$118.40	\$149.27							
	Superintendent	\$105.02	\$152.78	\$152.78	NA	NA	NA	\$85.00	\$110.00	\$145.00	\$103.61	\$136.65	\$173.46							
NOTE:																				
PIPEFITTER		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)	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)	
Day	Journeyman	\$57.35	\$86.87	\$86.87	\$76.95	\$109.41	\$141.83	\$85.00	\$110.00	\$145.00	\$75.16	\$99.89	\$124.73	\$75.00	\$110.00	\$140.00				
	Foreman	\$61.92	\$94.04	\$94.04	\$85.22	\$121.49	\$157.74	\$85.00	\$110.00	\$145.00	\$79.19	\$106.01	\$132.83	\$80.00	\$115.00	\$145.00				
	General	\$94.36	\$136.04	\$136.04	\$87.98	\$125.52	\$163.04	\$85.00	\$110.00	\$145.00	\$81.77	\$109.83	\$137.90							
	Superintendent	\$105.02	\$152.78	\$152.78	NA	NA	NA	\$85.00	\$110.00	\$145.00	\$96.74	\$126.44	\$159.89							
Night	Journeyman	\$57.35	\$86.87	\$86.87	\$85.21	\$121.47	\$157.71	\$85.00	\$110.00	\$145.00	\$80.16	\$107.48	\$134.80	\$78.50	\$115.00	\$147.00				
	Foreman	\$61.92	\$94.04	\$94.04	\$94.73	\$135.38	\$176.01	\$85.00	\$110.00	\$145.00	\$84.70	\$114.20	\$143.71	\$84.00	\$121.00	\$152.00				
	General	\$94.36	\$136.04	\$136.04	\$97.91	\$140.03	\$182.14	\$85.00	\$110.00	\$145.00	\$87.53	\$118.40	\$149.27							
	Superintendent	\$105.02	\$152.78	\$152.78	NA	NA	NA	\$85.00	\$110.00	\$145.00	\$103.61	\$136.65	\$173.46							
NOTE:																				
TRAVEL & SUBSISTENCE																				
Description		Rate			Rate			Rate			Rate			Rate			Rate			
Subsistence:																				
Supervisors		\$140 (and GF) TEiC pays for 7 days per week			\$125.00			\$100.00			\$125.00			\$0.00			\$187.00			
Craft		\$120 (all others except laborers do not get any and TEiC pays for 7 days per week)			\$75.00			\$100.00			\$125.00			\$0.00			\$170.00			
Travel & Mileage																				
Supervisor travel		see attached T&M labor rate sheet			JOURNEYMAN ST RATE			\$85.00			\$55.00			\$0 for 1 trip to site per day			\$178.20			
Supervisor mileage		\$.56 per mile for 1 round trip each job, from home to Ames			\$.75 per mile			\$1.00 per mile			no milage chg, truck cost will be billed per the attached and fuel usage will be billed at cost plus fee			\$0.80 per mile 1/2 ton truck and additional rider			\$57.70			
Craft travel		see attached T&M labor rate sheet			ONLY IF APPLICABLE AT CRAFT JOURNEYMAN RATE			\$75.00			\$45.00 per hour if over 90 miles away			\$0 for 1 trip to site per day			\$87.64			
Craft mileage		\$.56 per mile for 1 round trip each job, from home to Ames (laborers do not receive any)			If local (within 50 miles) no travel or milage, unless requested to haul equipment or tools in their personal vehicle			\$1.00 per mile			no milage chg, truck cost will be billed per the attached and fuel usage will be billed at cost plus fee			\$1.00 per mile 3/4 ton truck and additional rider			\$57.70 per mile			
Deliveries																				

Travel	RENTAL RATE + GAS RECEIPT	LABORER JOURNEYMAN RATE	\$75.00	\$69.00	Rate per above (hourly)	\$87.64
Mileage	\$1.50 per mile for 1 round trip per job (small tool trailer)	\$1.00 per mile	\$1.00	no chg. included in travel rate	\$1.00 per mile pick-up truck and add \$1.00 per mile for trailer	\$3.55
MISC.						
Description	Rate	Rate	Rate	Rate	Rate	Rate
Safety supplies & equipment	COST + 10%	COST + 10%	COST + 1 5%	COST + 10%	COST + 5%	COST + 10%
Miscellaneous materials & consumables	COST + 10%	COST + 10%	COST + 20%	COST + 10%	COST + 15%	COST + 10%
Labor	NA	based on Craft contracts	5% RENEWAL PER YEAR	3% RENEWAL PER YEAR	3% RENEWAL PER YEAR	3% RENEWAL PER YEAR
Travel & Subsistence	2% RENEWAL PER YEAR	0% RENEWAL PER YEAR	0% RENEWAL PER YEAR	0% RENEWAL PER YEAR	N/A	3% RENEWAL PER YEAR
Equipment & Tools	2% RENEWAL PER YEAR	0% RENEWAL PER YEAR	0% RENEWAL PER YEAR	0% RENEWAL PER YEAR	2% RENEWAL PER YEAR	3% RENEWAL PER YEAR
		Contracts with crafts valid until January 1, 2021 and June 1, 2021.				