

**COUNCIL ACTION FORM**

**SUBJECT:**           **ROOFING DESIGN SERVICES FOR POWER PLANT**

**BACKGROUND:**

Several of the power plant roofs are in bad repair and need to be replaced. A design professional is needed to determine the best roofing system and develop plans and specifications for replacement.

On October 28, 2022, a Request for Proposals (RFP) document was posted to AmesBids. On November 29, 2022, Purchasing received four proposals. Proposals were evaluated by an evaluation team comprised of staff.

After evaluating the proposals, staff determined that the proposal from Roof Spec Incorporated, St. Paul, Minnesota, demonstrated the best project understanding and presented the best qualified professionals for the project. Roof Spec specializes in building envelopes (exterior systems) and provides expertise needed on the project to determine which areas can be successfully repaired or need to be completely replaced. **The bid review team found that the low-cost bidder, Terracon, provided a generic bid response and included no information that they understood this specific project and its unique needs/characteristics.**

<b>FIRM</b>	<b>RANK</b>	<b>PRICE</b>
Roof Spec Inc, St. Paul, MN	1	\$49,768.80
HDR Engineering, Inc., Omaha, NE	2	\$91,682.00
Terracon Consultants, Inc., Des Moines, IA	3	\$38,000.00
Lutz, Daily, & Brain, Overland Park, KS	4	\$58,000.00

Funding is available from the 2022/23 Capital Improvements Plan in the Power Plant Building Modifications project.

**ALTERNATIVES:**

1. Award a contract to Roof Spec Incorporated, St. Paul, Minnesota, for Roofing Design Services in an amount not to exceed \$49,768.80.
2. Award to another firm.
3. Reject all proposals.

**CITY MANAGER'S RECOMMENDED ACTION:**

This work is necessary to repair and replace leaking roofs. The work has been planned for and budgeted in the Capital Improvements Plan. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.