

ITEM #: 40  
DATE: 05-14-24  
DEPT: ELEC

**COUNCIL ACTION FORM**

**SUBJECT: ROOF REPLACEMENT AT THE POWER PLANT - CHANGE ORDER NO. 2**

**BACKGROUND:**

Several of the Power Plant roofs have been identified by a roof consultant as needing to be replaced. Leaking portions of the roof have the potential to create a safety hazard and cause issues with operations. **This project will consist of replacing approximately 18,840 sq. ft. of existing built-up roofing on three separate roof areas and levels. This area is about half of the total roof square footage at the Power Plant. Work will also include the installation of new roof drains, replacing some metal deck, and removal and deck infill of obsolete roof top units. The new roof system is designed to provide an effective service life of at least 20 years.**

On February 27, 2024, City Council awarded a contract to Central States Roofing of Ames, IA, for the Roof Replacement at the Power Plant. The bid included a unit price to replace any additional deteriorated decking discovered when performing the original scope. **When failed decking is discovered, it must be replaced immediately so as to not leave the roof open. After starting the project and performing further inspection, it appears there are several additional areas of decking needing to be replaced. It is estimated that approximately 3,500 square feet of decking may need to be replaced.**

Change Order No. 1, in the amount of \$20,000, was approved by staff to address some failed decking found shortly after replacement work began.

**Change Order No. 2, in the amount of \$100,000, is being requested to continue replacing deteriorated decking material as it is encountered. The quantity of decking replaced is tracked by the design consultant. If the project replaces less than the estimated amount, another change order will be issued to deduct the unused quantity from the contract.**

**Approval of Change Order No. 2 will allow the project to continue without delay, avoid leaving the roof openings for long periods, and ensure all areas of the roof needing replacement are addressed.**

The CIP project for the entire Power Plant Roof Replacement project contains \$1,691,000. An additional \$50,869 will need to be transferred from the remaining savings in the RDF Bin Renovation CIP project to fund this change order. The RDF Bin Renovation CIP project has an available balance of \$383,348.

**ALTERNATIVES:**

1. Approve Change Order No. 2 in the amount of \$100,000 to Central States Roofing, of Ames, IA, bringing the contract total to \$1,711,000 (inclusive of sales tax).
2. Do not approve the requested change order.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Power Plant roof is in need of repair. It is important to make the repairs to continue to provide a safe and effective work environment. The repairs are planned for in the Capital Improvements Plan and available funding from savings in the RDF Bin Renovation project will allow the project to be completed. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.