

April 7, 2015

To: Mayor Bemrich and City Council

From: David Fierke, City Manager

**Subject: Central Garage Roof Restoration
Public Hearing and Approve Plans, Specifications,
Form of Contract & Opinion of Probable Cost**



ACTION: For vote Monday, April 13, 2015

Brief History

The Central Garage main building roof has been in place for over 30 years and is in need of replacement. The main building consists of a north 60' x 248' building connected to a south 100' x 200' building. Each building has a steel roof and each has been having water infiltration problems. Staff has made temporary repairs, however the leaks continue to persist and worsen. Staff contacted Allers Associates Architects of Fort Dodge, to review the issue and propose two different options for the roof replacement.

Terry Allers conducted a thorough inspection of the roof and proposed two different options for design.

Option 1: Cover the steel roofs with a new standing seam steel roof replacement system. Architectural services for this option will cost \$18,000 and construction costs are estimated to be from \$180,000 to \$200,000.

Option 2: Cover the steel roofs with a fluid membrane system including installing foam insulation between the standing seams of the existing roof in order to provide a level top surface. Architectural services for Option two will cost \$10,000 and construction costs are estimated to be from \$65,000 to \$75,000.

On June 7, 2014 Council approved moving forward with the design of Option2. On March 9, 2015 a bid letting date of April 2, 2015 and a public hearing date of March 23, 2015 was set.

At a public hearing on March 23, 2015, Council approved the plans and specifications, form of contract and opinion of probably costs.

Analysis of Issue

A bid letting was held April 2, 2015 at 10:00am at City Hall. One responsive bid was received from Sadler Coating Systems in the amount of \$83,600.00.

Budget Impact

This project will be funded by FY 2015 Central Garage Revolving Fund. The Architects Opinion of Probable Cost is \$88,900.

Strategic Plan Impact

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum, schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

Impact on Existing Plans

NA

Committee Review / Recommendation

NA

Staff Conclusions / Recommendations

It is our recommendation to award the contract to Sadler Coating Systems in the amount of \$83,600.00.

Alternatives

None.

Implementation and Accountability

The Public Works Staff and Allers Associates Architects will assume responsibility for this project.

Signed



Tony Trotter, P.E.
Project Engineer

Approved



David R. Fierke
City Manager



ALLERS ASSOCIATES ARCHITECTS, PC

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**BID TABULATION
CENTRAL GARAGE ROOF RESTORATION
CITY OF FORT DODGE
FORT DODGE, IOWA
APRIL 02, 2015**

CONTRACTOR	BASE BID	TIME RECEIVED
Sadler Coating Systems Eagle Grove	\$83,600.00	9:55 a.m.
Architect's Opinion of Probable Construction Cost	\$87,890.00	

PROJECT NO: 1438



ALLERS ASSOCIATES ARCHITECTS, PC

822 Central Avenue | Suite 320 | Fort Dodge, IA 50501
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April 2, 2015

To: Chad Schaeffer, City Engineer

Re: Roof Restoration Bid
Central Garage
City of Fort Dodge
Fort Dodge, Iowa

Dear Chad:

We have reviewed the bid bond and the bid received from Sadler Coating Systems, Eagle Grove, Iowa and have found them to be in compliance with the construction documents and our opinion of probable construction cost. We therefore hereby recommend that the bid in the amount of \$83,600 be accepted.

Please contact this office if you have any questions or comments regarding the project.

Sincerely,
Allers Associates Architects, PC

A handwritten signature in blue ink that reads "Terry L. Allers".

Terry L. Allers, NCARB, AIA

RESOLUTION NO. _____

AWARDING CONTRACT FOR THE CENTRAL GARAGE ROOF RESTORATION PROJECT FOR THE CITY OF FORT DODGE, IOWA.

WHEREAS, pursuant to notice duly published in the manner and form prescribed by Resolution of the Council, and as required by law, bids and proposals were received by this Council for the Central Garage Roof Restoration Project (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the Contract for the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Fort Dodge, Iowa, as follows:

Section I. The bid for the Project submitted by the following Contractor is fully responsive to the Plans and Specifications for the Project, heretofore approved by the Council, and is the lowest responsible bid received:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>Sadler Coating Systems</u> <u>Eagle Grove, Iowa</u>	<u>\$83,600.00</u>

Section II. The Contract for the Project be and the same is hereby awarded to such Contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said Contract to be subject to the terms of the aforementioned Resolution, the Notice of Hearing and Letting, the Plans and Specifications, and the terms of the bidder's written Proposal.

Section III. The Mayor and City Clerk are authorized to execute a written Contract with said Contractor for the Project, but only after receipt of Performance and/or Payment Bonds from the Contractor and receipt of a written determination from the City Attorney that such Surety Bonds are satisfactory. No additional City Council action shall be required to approve the executed Contract or Surety Bonds, unless requested by the City Attorney.

Section IV. The amount of the Contractor's Performance and/or Payment Bonds is hereby fixed and determined to be 100% of the amount of the Contract.

PASSED AND APPROVED this _____ day of _____, 20____.

AYE: _____

NAY: _____

OTHER: _____

Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk