

July 1, 2014

To: Mayor Bemrich and City Council

From: David Fierke, City Manager

Subject: APPROVAL FOR CONTRACTURAL SERVICES – ALLERS ASSOCIATES ARCHITECTS



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**ACTION:** For vote Monday, June 7, 2014

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**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.

**Analysis of Issue**

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.

**Budget Impact**

This is an approved expenditure for FY 2015 in the Central Garage Revolving Fund.

**Strategic Plan Impact**

Infrastructure 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.

**Comprehensive Plan Impact**

Not applicable.

**Subcommittee or Commission Review / Recommendation**

None.

**Staff Conclusions / Recommendations**

Staff recommends contracting with Allers Associates to provide architectural design services for Option 2. The membrane system will come with a 10 year warranty and has been known to last 20-25 years. In addition, there have been numerous companies that have restored roofs using this system. Please see attached listing of various projects in Iowa.

**Alternatives**

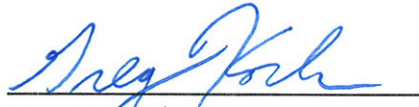
None.

**Implementation and Accountability**

Upon formal action from the City Council, the contract with Allers Associates Architects will be executed by the Mayor and notice to proceed will be provided by staff.

Signed

Approved



Greg N. Koch  
Director of Public Works



David R. Fierke  
City Manager



June 11, 2014

**Agreement for Architectural Services**

**Roof Replacement**

**City of Fort Dodge Central Garage**

**Fort Dodge, Iowa**

**Scope of Project**

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. The roof replacement proposal shall address two different options. Option One shall be to cover the steel roofs with a new standing seam steel roof replacement system. Option Two shall be to 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.

**Preliminary Opinion of Probable Construction Cost for Budget Purposes**

Option One:

\$180,000 to \$200,000

Option Two:

\$65,000 to \$75,000 - *replaces gutters & down spouts*

**Scope of Architectural Services**

**Schematic Design/Design Development**

Prepare an AIA Agreement for signature

- Prepare design development drawings
- Prepare an opinion of probable construction cost based on the design development documents
- Meet with the Client to review the design development documents and opinion of probable construction cost and gain approval to proceed with construction documents
- Prepare meeting minutes and distribute by email

**Construction Document Phase**

- Discuss bidding requirements with the Client
- Prepare construction drawings and specifications for bidding and construction of the project
- Meet with the Client to review the construction drawings, specifications, and opinion of probable construction cost
- Prepare meeting minutes and distribute by email
- Revise drawings as necessary based on the final construction drawings, specifications, and opinion of probable construction cost
- Meet with the Client to obtain approval of the construction documents
- Prepare meeting minutes and distribute by email

**Bidding Phase**

- Establish a schedule for bidding and confirm with Client
- Prepare the Invitation to Bid
- Request a list of prospective contractors from the Client in order to obtain bids from the Client's preferred contractors
- Market the project to prospective bidders



# ALLERS ASSOCIATES ARCHITECTS, PC

822 Central Avenue | Suite 320 | Fort Dodge, IA 50501  
P.515.573.2377 | Allersarchitects.com | F.515.573.2388

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## **ADDITIONAL TERMS AND CONDITIONS**

**Payment:** Allers Associates Architects' statements for fees and expenses for work done to date are issued monthly and are due and payable within thirty days from date of the invoice.

**Late Charges, Collection:** Amounts not paid when due shall bear interest at the rate of one and one half percent (1.5%) per month from the date due until paid. The Builder shall pay all costs of collection, including reasonable attorney's fees, incurred by Allers Associates Architects in collecting amounts due from the Builder.

**Approvals:** Allers Associates Architects will submit the payment application form for each pay period to the Builder for approval. The Builder will review and approve, or reject with comments, all matters submitted in a timely manner in accordance with the Project schedule developed by the Builder and Allers Associates Architects.

**Limitation of Liability:** Neither Allers Associates Architects, Allers Associates Architects' consultants, nor their agents or employees shall be jointly, severally or individually liable to the Builder in excess of the compensation paid pursuant to this Agreement by reason of any act or omission including breach of contract or negligence not amounting to a willful or intentional wrong.

**Mediation:** In an effort to resolve any conflicts that arise during the design and construction of the project or following the completion of the project, the Builder and Allers Associates Architects agree that all disputes between them arising out of or relating to this Agreement or the project shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

**Time, Delays and Fixed Dates:** Allers Associates Architects will diligently pursue all work within the scope of Allers Associates Architects' responsibilities, but is not responsible for delays caused by others or matters beyond Allers Associates Architects' control.

**Termination:** This Agreement may be terminated by either party on seven days' written notice. Allers Associates Architects shall be compensated for services rendered, and labor contracted up to the date of termination. All outstanding compensation owed Allers Associates Architects at termination shall be due and payable immediately upon termination.

**Non-Payment:** In the event the Builder fails to make payments as required by this Contract, Allers Associates Architects may in its sole discretion elect to: (1) terminate the Contract; (2) suspend performance of services until payment is made with no liability for ensuing delays or increased costs which shall be borne solely by the Builder; (3) continue to perform pending payment.

We appreciate the opportunity to serve you and look forward to working with you.

Prepared by,  
Allers Associates Architects, PC  
Terry L. Allers, AIA, NCARB

JOB PROFILES  
PARTIAL LISTING OF COMPLETED WORK**Metal Roof Restoration and Waterproofing**

Mason City Tire – (12,000 sf)  
Benson Motors – Ames (11,000 sf)  
Monsanto Seed Production – Storm Lake (75,000 sf), Parkersburg (75,500 sf), Clarion (40,000 sf)  
Marshall, MO. (20,000 sf), Fargo, ND (20,000 sf), Clarion (15,000 sf)  
Decker Sporting Goods – Fort Dodge (12,000 sf)  
Heartland Coop – Alleman (10,000 sf), Panora (6,300 sf)  
Garst Seed Co. – Carroll (33,000 sf)  
ADS (Advanced Drainage System) – Eagle Grove (18,000 sf)  
Cenex / Land O' Lakes – Vincent (34,000 sf)  
Northwood Living – Fort Dodge  
Afeco – Algona (48,000 sf)  
Dekalb Genetics – Oelwein (19,000 sf)  
Dollar General – Pocahontas (14,000 sf)  
MIW – Marshalltown (17,000 sf)  
Adams Bldg. – Fort Dodge (14,000 sf)  
Arrow Acme – Webster City (60,000 sf)  
Medipharm – Des Moines (26,000 sf)  
United Cooperative – Webster City (12,000 sf)  
Gold-Eagle Cooperative – Titonka (8,000 sf) Renwick (7,500 sf)  
Casey's General Stores  
Dr. John Maletta – West Des Moines (9,000 sf)  
Rolfe Fire Dept. Rolfe,  
Hagie Manufacturing – Clarion (8,000 sf)  
Kent Feeds – Waterloo  
Story Farm and Home, Inc. - Nevada (7,000 sf)  
US Cellular – Clarion  
Gold Eagle Farmland – Eagle Grove (14,100 sf)  
Broadway Vision Clinic – Eagle Grove  
Denny's Automotive – Ames  
Mid American Energy office- Eagle Grove  
Farmers Cooperative – Rudd (12,000 sf)  
Caremoli USA, Inc. – Ames  
Adair County Veterinary Clinic – Greenfield  
Umthun bldg. – Eagle Grove (43,000 sf)  
Power Pavers – Cedar Falls (33,000 sf)  
Phelps Impl. – Hampton (9,800 sf)  
Windridge Impl – Cresco (7,000 sf), Decorah (15,000 sf)  
Share Iowa – Oskaloosa (25,000 sf)  
Syngenta Seeds – Carroll (35,000 sf)  
State Line Cooperative – Ringsted (10,300 sf)  
Dan Carney – Des Moines (7,500 sf)  
Heartland Museum – Clarion (16,200 sf)  
Midwest Warehousing Corp – Renwick (37,200 sf)  
Lifeworks – Fort Dodge (26,000 sf)  
Seneca Foundry – Webster City (11,000 sf) and (11,400 sf)  
Rosen's Inc – Marshalltown (12,000 sf)  
Fareway Stores – Boone (50,000 sf)  
Co-op Elev. – Hartley (5,500 sf)  
Winnebago Ind. – Forest City (11,000 sf)  
Gold Eagle Coop-Goldfield (8,000 sf)  
MaxYield Coop-Messervey (9,000 sf)  
Hancock Co Coop-Ventura  
Pocahontas Farm and Home  
State Nursery - Ames  
MaxYield Coop – Britt, Garner  
West Bend  
City of Elkhart - Elkhart  
Hagie Mfg – Clarion (30,000 sf)  
Kanawha Equip - Kanawha  
Latham Seeds - Alexander  
City of Lu Verne – Lu Verne  
West Central Coop - Dawson  
Chappy's on Main - Clarion  
City of Bode  
Tompkins (15,000 sf) Des Moines  
Winfield (26,000 sf) Vincent  
Prairie Land Coop – New Providence  
A&I Products (15,000 sf) Klemme  
Ernie Williams JD (25,000 sf) Titonka  
Fred Hoiberg Auto - Clarion  
Kenny Lee (17,000 sf) Clarion  
Dversten – Storm Lake  
Star Energy - Manson  
Richie Industries - Conrad  
Reading-Cedar Fire Dept. - Farnhamville  
Bertch Cabinet Mfg - Waterloo