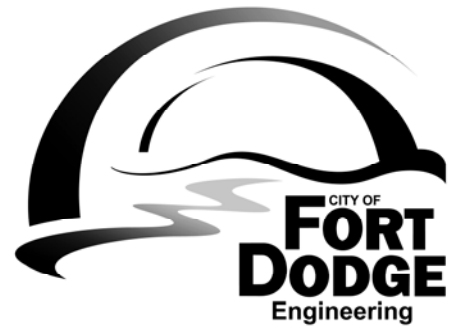


**March 4, 2015**

**To: Mayor Bemrich and City Council**

**From: David Fierke, City Manager**

**Subject: Central Garage Roof Restoration  
Set Public Hearing and Bid Letting Dates & Times**



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**ACTION: For vote Monday, March 9, 2015**

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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.

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.

**Analysis of Issue**

The Bid letting date and time needs to be set to receive bids for the Central Garage Roof Restoration project. A Public Hearing date and time also needs to be set to approve plans and specifications, form of contract, estimate of costs. A bid letting date will be set for April 2, 2015 at 10:00 a.m. and a public hearing will be set for March 23, 2015 at 6:00 p.m.

**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 the Engineering Department's recommendation to set a bid letting date of April 2, 2015 at 10:00 a.m. and a public hearing date of March 23, 2015 at 6:00 p.m.

**Alternatives**

None.

**Implementation and Accountability**

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

Signed

Approved



\_\_\_\_\_  
Tony Trotter, P.E.  
Project Engineer

\_\_\_\_\_  
David R. Fierke  
City Manager

RESOLUTION NO. \_\_\_\_\_

TO PROVIDE FOR A NOTICE OF HEARING ON PROPOSED PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE CENTRAL GARAGE ROOF RESTORATION AND THE TAKING OF BIDS THEREFORE.

WHEREAS, the City of Fort Dodge, Iowa, has determined that it is necessary and desirable that a Public Improvement be constructed as described in the proposed Plans and Specifications and form of Contract prepared by Allers Associates Architects which proposed Plans, Specifications, form of Contract, and Engineer's Estimate are on file with the City Clerk, and which Public Improvement may be hereafter referred to as the Central Garage Roof Restoration Project and is sometimes hereinafter in this Resolution referred to as the "Project"; and

WHEREAS, it is necessary to advertise for sealed bids for the Project, and to fix a time and place of Public Hearing on the proposed Plans, Specifications, form of Contract, and estimated cost for the Project:

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

**Section I.** That sealed bids will be received by the City Council of the City of Fort Dodge, Webster County, Iowa, at the office of the City Clerk, until 10:00 AM on the 2<sup>nd</sup> day of April, 2015 and opened commencing at 10:00 AM on the same day.

**Section II.** That on the 23<sup>rd</sup> day of March, 2014, at 6:00 PM at City Hall in the said City, a Public Hearing will be held on the proposed Plans, Specifications, form of Contract, and estimated cost for the Project, and also as the time for Council consideration of bids received in connection therewith.

**Section III.** That the City Clerk is hereby authorized and directed to give Notice of the aforementioned Public Hearing and taking of bids by publication of such Notice in The Messenger, a newspaper of general circulation in the City.

**Section IV.** That all provisions set out in the foregoing form of Notice are hereby recognized and prescribed by this Council and that all Resolutions or Orders or Parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

OTHER: \_\_\_\_\_

\_\_\_\_\_  
MATT BEMRICH, MAYOR

ATTEST:

\_\_\_\_\_  
JEFF NEMMERS, CITY CLERK



# ALLERS ASSOCIATES ARCHITECTS, PC

822 Central Avenue | Suite 320 | Fort Dodge, IA 50501  
Telephone 515.573.2377 | www.allersarchitects.com

March 4, 2015

## BIDDING SCHEDULE & OPINION OF PROBABLE PROJECT COST CENTRAL GARAGE ROOF RESTORATION CITY OF FORT DODGE FORT DODGE, IOWA

### Revised Project Schedule:

Item placed on Council Agenda for Hearing by:..... Wednesday, March 04, 2015  
 Complete Drawings and Modified Specs by:..... Friday, March 06, 2015  
 Release Sets to Bidders: ..... Monday, March 09, 2015  
 Council Sets Hearing Date:..... Monday, March 09, 2015  
 Hearing at 6:00pm:..... Monday, March 23, 2015  
 Bid Date at 10:00am:..... Thursday, April 02, 2015  
 Item placed on Council Agenda by:..... Wednesday, April 08, 2015  
 Council Meeting – Award Contract at 6:00pm:..... Monday, April 13, 2015

### Roof Area:

Roof area of the facility is 38,200 sf.

ITEM	COST
(OPC per 6-11-2014 Agreement for Services:	\$65,000 - \$75,000)
Bid from Sadler Coating Systems:      \$55,000.00 for 2014 (It had a 30 day time limit) 55,000.00 x 1.05 =	<b>\$57,800 for 2015</b>
<b>Additional Items not included in Sadler Coating Systems 2014 Bid:</b>	
Replace all Exposed Fasteners on North Roof: 16,200 sf (Roughly 8000 screws) =	\$2,700.00
Repair 30 feet of gutter (\$8 lin foot) or \$40/hr x 8 =	\$300
Seal and Coat interior of 896 feet of gutter (\$1.50 per sf) = \$1344 x 2(complexity) =	\$2700.00
Paint vertical wall with coating system (60 feet long x 4 feet tall) 240 sf x \$1.50/sf =	\$400.00
Remove and reinstall Satellite Dish = 6 Hours x 2 labors x \$60 per hour =	\$700.00
Remove and reinstall Antenna = 6 Hours x 2 labors x \$60 per hour =	\$700.00
Contingency Allowance:	<u>\$5000.00</u>
Total additional:	\$12,500.00
Construction Total: \$70,300.00 x %10 design contingency =	<b><u>\$77,400.00</u></b>
 Architects Fees: \$10,000 plus Estimated Reimbursables of \$1500 =	\$11,500.00
 Total Project Cost:	\$88,900.00
 Cost Range to be given to Plan Centers: \$65,000.00 - \$75,000.00	



**Notes:**

1. This opinion of probable project cost is based on 95% Progress drawings dated 9-15-2014 and comparison with the bid submitted by Sadler Coating Systems dated 6-11-2015.
2. This estimate expires January 1, 2016.
5. Probable construction cost could vary 15% of the average of the bids due to many variables such as available bidders, time of year, fuel costs, costs of petroleum based products, unforeseen conditions on the site, and the amount of other construction activity in the area.

Prepared by  
Allers Associates Architects, PC

Terry L. Allers AIA, NCARB, CSI

TLA/jph