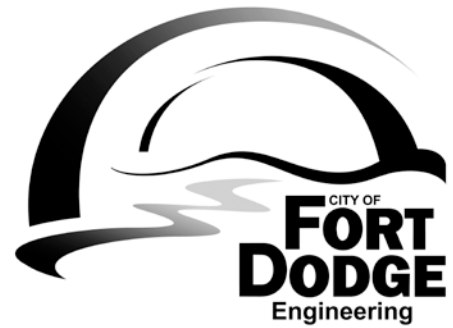


March 17, 2015

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, March 23, 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.

Analysis of Issue

The Council needs to hold a public hearing and then approve the plans, specifications, form of contract and opinion of probable costs. An agenda item will be presented to Council on April 13, 2015 regarding the award of contract.

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 hold the public hearing, approve the plans and specifications, form of contract and opinion of probable costs.

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. _____

APPROVING PLANS AND SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR CENTRAL GARAGE ROOF RESTORATION PROJECT FOR THE CITY OF FORT DODGE, IOWA.

WHEREAS, proposed Plans and Specifications, proposed form of Contract, and estimate of cost for Central Garage Roof Restoration Project have heretofore been prepared by Allers Associates Architects and filed with the City Clerk on the 23rd-day of March, 2015; and

WHEREAS, Notice of Hearing on the said proposed Plans and Specifications, proposed form of Contract, and estimate of cost were duly published in the form and manner required by law; and

WHEREAS, no petition or objections to the said Plans and Specifications, proposed form of Contract, and estimate of cost have been filed or made by any interested party;

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

Section I. That the Plans and Specifications, form of Contract, and estimate of cost referred to in the preamble hereof be and the same are hereby approved.

Section II. That all Resolutions or Orders or parts thereof 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 =	 \$57,800 for 2015
Additional Items not included in Sadler Coating Systems 2014 Bid:	
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 =	<u>\$77,400.00</u>
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