

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	August 24, 2009
	Agenda Item No. 61 Roll Call No. <u>09-</u> Communication No. <u>09-612</u> Submitted by: Jeb E. Brewer, P.E. City Engineer	

AGENDA HEADING:

Reject all received bids on the Armory Building Reroofing and close the hearing on the plans, specifications, form of contract and Engineer’s estimate. Order construction of the following: Armory Building Reroofing - Receiving bids, (9-15-09), and Setting date of hearing, (9-28-09). (Construction Estimate - \$158,500).

SYNOPSIS:

Recommend the City Council reject all bids received on August 11, 2009 because only one bid was received, which was from Washington Roofing, Chuck Carpenter, President, 828 10th Street, Great Bend, KS. At the bid opening staff could not read this bid because the bid security was not sufficient, and therefore was not valid.

The Armory Building Reroofing project needs to be completed this fall and this roofing process is temperature sensitive. The City Engineer recommends that the project be rebid immediately. Staff contacted several companies that did not bid the original project and they have indicated they would be interested in bidding if the project was rebid immediately.

Staff recommends that the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project provides for installation of a fluid-applied roofing system over the existing roof as preventative maintenance of the Argonne Armory Building roof. The roofing system top coat specified shall provide a Solar Reflective Index (SRI) in accordance with American Society of Testing and Materials (ASTM) testing methods acceptable to Cool Roof Rating Council (CRRC); and also meets the SRI level, as required by Leadership in Energy and Environmental Design (LEED).

FISCAL IMPACT:

Amount: \$158,500, City Engineer's Estimate for the new bids, which is a reduction of \$24,000 from the original estimate. The scope of the project for the new bids has been reduced to delete roof replacement on the current ballasted roof sections of the Armory, which will reduce the time required to complete the project, given the temperature sensitive nature of the project.

Funding Source: 2009-2010 CIP, Page Building-15, Municipal Building Reroofing, BLD044, G. O. Bonds

ADDITIONAL INFORMATION:

On July 27, 2009, under Roll Call No. 09-1297, plans, specifications, form of contract documents and Jurisdictional Engineer's estimate of construction costs were filed with the City Clerk for the construction of the Armory Building Reroofing, 10-2009-003. The improvement included installation of a fluid applied roofing system over the existing roofing, except where moisture has been detected in the existing roofing materials. Wet areas were to be identified by core sampling, cut out and filled with spray polyurethane insulation, to the same level as the adjacent roof.

Staff recommends rejection of all bids received on August 11, 2009, because only one bid was received, which was from Washington Roofing, Chuck Carpenter, President, 828 10th Street, Great Bend, KS 067530. Staff could not read this bid because the bid security was not sufficient, and therefore was not valid.

Staff made contacts after the bid opening to determine why other bidders did not submit a bid and discovered the following:

- The Iowa Department of Transportation had about eight roofing projects that were bid a few days before the Armory Building Reroofing bid, which tied up several of the companies' bonding capacity.
- Two companies had other projects and could not get a bid submitted.
- One company was concerned about having enough time to get the work done, which included removing the rock ballast from the rubber (Ethylene Propylene Diamine Monomer) membrane roof areas and fastening down the membrane.

Several of these companies indicated that they would be interested in bidding if the project was rebid immediately.

The proposed plans, specifications and form of contract documents are available for public inspection in the City Engineer's Office.

PREVIOUS COUNCIL ACTION(S):

Date: July 27, 2009

Roll Call Number: 09-1297

Action: Ordering construction of the following:

- (A) Armory Building Reroofing: Receiving of bids, (8-11-09), and Setting date of hearing, (8-24-09). (Construction Estimate - \$182,500). (Council Communication No. 09-532)

) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder and approve contract and bond; also, partial payments to the contractor and final acceptance of work.

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