



Council Communication

Office of the City Manager

Date

September 28, 2009

Agenda Item No. 61
Roll Call No. 09-
Communication No. 09-692
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Hearing on Armory Building Reroofing: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids and designating lowest responsible bidder as Platinum Building Solutions Inc., Heath A. Evans, President, 10658 Keck Road, St. Jacob, IL, 62281, \$119,996.

SYNOPSIS:

This is a public hearing to allow for public input on the Armory Building Reroofing and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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: \$119,996 Construction Contract (\$158,500 City Engineer's Estimate)

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

ADDITIONAL INFORMATION:

On August 24, 2009, under Roll Call Number 09-1596, the City Council rejected all bids received on August 11, 2009 on the Armory Building Reroofing because only one bid was received, which was from Washington Roofing, Chuck Carpenter, President, 828 10th Street, Great Bend, KS, 67530. At the bid opening, staff could not read this bid because the bid security was not sufficient, and therefore was not valid.

On August 24, 2009, under Roll Call No. 09-1597, the City Council received and filed plans, specifications, form of contract documents and City Engineer's estimate for the construction of the Armory Building Reroofing. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, form of contract documents and engineer's estimate for the construction of the Armory Building Reroofing, 10-2009-003. The improvement includes installation of a fluid applied roofing system over the existing roofing, except where moisture has been detected in the existing roofing materials. Wet areas are to be identified by core sampling, cut

out and filled with spray polyurethane insulation to the same level as the adjacent roof; all work in accordance with the contract documents at the Armory Building, 602 Robert D. Ray Drive, Des Moines, Iowa, 50309.

Sealed bids for said improvement were submitted by the following bidders:

Platinum Building Solutions Inc., St. Jacob, IL
Washington Roofing, Great Bend, KS, Bid read under advisement
Southern Minnesota Urethanes, Houston, MN
Vis, Ltd., Marshalltown, IA, Bid read under advisement

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, 50309, at 11:00 a.m. on September 15, 2009.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Platinum Building Solutions Inc., Heath A. Evans, President, 10658 Keck Road, St. Jacob, IL, 62281 in the amount of \$119,996, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement, as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: August 24, 2009

Roll Call Number: 09-1597

Action: Ordering construction of Armory Building Reroofing: Receiving of bids, (9-15-09), and Setting date of hearing, (9-28-09), Engineer's Estimate, (\$158,500). (Council Communication No. 09-612) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: August 24, 2009

Roll Call Number: 09-1596

Action: REJECT all bids and close the hearing on plans, specifications, form of contract documents and Engineer's estimate for Armory Building Reroofing. Moved by Vlassis to adopt. Motion Carried 7-0.

Date: July 27, 2009

Roll Call Number: 09-1297

Action: Ordering construction of the following: 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:

Partial payments to the contractor and final acceptance of work.

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