


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-427	Meeting:	October 2, 2023
	Agenda Item:	60	Roll Call:	23-1361
	Submitted by:	James M. Hoff, Assistant City Manager		

AGENDA HEADING:

Approving plans, specifications, and form of contract documents for EPDM Roof Replacement at Principal Park, and authorizing Agreement with Right Roofing & Siding, Inc. for a total cost of \$91,384.05.

SYNOPSIS:

Recommend approve plans, specifications, and form of contract documents for EPDM membrane roofing replacement in selected southwest roof areas at Principal Park, and recommend authorize Agreement with Right Roofing & Siding, Inc. (Ryan Johnson, President; Right Roofing & Siding, Inc., 3250 99th Street, Urbandale, Iowa 50322) for a total cost of \$91,384.05.

FISCAL IMPACT:

Amount: \$91,384.05.

Funding Source: Fiscal Year (FY) 2023-2024 Capital Improvement Program (CIP), transfer from Page 50, Municipal Building Reroofing, BL044, General Obligation Bonds to Principal Park, PK132

ADDITIONAL INFORMATION:

- Project includes: tear-off and full replacement of fully adhered ethylene propylene diene terpolymer (EPDM) membrane roofing system, including insulation, roof membrane and metal trim, at four (4) locations; and a fully adhered fleece-backed EPDM overlay with new metal trim at a fifth location. Work area covers approximately 1,800 square feet in five (5) roof locations at the southwest corner of the stadium. New roofs installed with this project include a 20-year, full system, no-dollar-limit (NDL) warranty. Contract completion date is December 15, 2023.
- Worn EPDM roof membranes in the southwest area of existing Principal Park are contributing to interior leaks and require replacement. These systems are well beyond expected life. They have been patched multiple times and, in some areas, membrane reinforcement has been exposed, which compromises weathertightness of the system. Replacement is required to protect the stadium and occupied spaces below these roofs.
- The City prepared documents and solicited bids for SW EPDM Roof Replacement in June 2023 through Request for Bid #W23-516. No bids were received. Follow-up conversations with potential

bidders highlighted multiple factors that contributed to decisions not to submit bids. These included: difficult and unique existing conditions; questions regarding existing conditions and manufacturer's ability to warrant the installed system; scheduling coordination around baseball season; and lack of availability due to timing of bid solicitation and project completion date.

- After receiving no bids, it was determined to pursue a good cause procurement to avoid further delay in repairs. City staff worked with Right Roofing & Siding, the same contractor who attended the pre-bid, to provide a quote for the work. The work described in the quote will meet Carlisle Syn-Tec's requirements for a fully warranted system, Right Roofing has a clear understanding of existing conditions, and the work can be completed this construction season if the contract is approved in early October.
- This repair project is separate from the Phase 1 renovation project ongoing at the north (left field) side of the stadium. The Phase 1 project does not include EPDM roofing, the Phase 1 project area is distinct from the EPDM roof areas that require repair, and the Phase 1 project is on an aggressive schedule to meet deadlines established by Major League Baseball (MLB). For these reasons this EPDM roof replacement is being implemented as a separate project, using funding allocated for Municipal Building Reroofing.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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