

ITEM #: 26  
DATE: 11-18-25  
DEPT: ELEC

**COUNCIL ACTION FORM**

**SUBJECT: ROOF REPLACEMENT AT THE ELECTRIC POWER PLANT  
PROJECT COMPLETION**

**BACKGROUND:**

The Power Plant contains several separate roof sections. Several of the Power Plant roofs were previously identified by a consultant as needing to be replaced. Leaking roofs have the potential to create safety hazards and cause issues with operations.

**This project replaced approximately 18,840 sq. ft. of existing built-up roofing on three separate roof areas and levels, which is approximately half of the total roof square footage at the Power Plant. New roof drains and portions of metal decking were also replaced. The new roof system is designed to provide an effective service life of at least 20 years.**

On February 27, 2024, City Council awarded a contract to Central States Roofing of Ames, IA, for the Roof Replacement at the Power Plant. The bid included a unit price to replace any additional deteriorated decking discovered when performing the original scope. The original amount of the contract was \$1,591,000. There were three change orders during the project:

- **Change Order No. 1**, in the amount of \$20,000, was approved by staff to address additional failed decking found shortly after replacement work began.
- **Change Order No. 2**, in the amount of \$100,000, was approved by City Council on May 14, 2024 to continue replacing deteriorated decking material that was encountered.
- **Change Order No. 3**, in the amount of \$13,540, was approved by staff to replace wall damage identified during the project, bringing the final contractual amount to \$1,724,540.

Total budgeted funds for this project equaled \$2,091,247.

**The project has now been completed in accordance with the approved plans and specifications. The project engineer has issued a certificate of completion.**

**ALTERNATIVES:**

1. Approve Roofing Replacement at the Power Plant as completed by Central States Roofing, of Ames, IA, in the amount of \$1,724,540 (inclusive of sales tax) and release retainage.
2. Delay the completion of the project and hold the retainage.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The project has now been completed in accordance with the approved plans and specifications. The project engineer has issued a certificate of completion.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Project completion PP roof.pdf](#)