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| ITEM #: | <u>14</u>       |
| DATE:   | <u>01-09-24</u> |
| DEPT:   | <u>ELEC</u>     |

## COUNCIL ACTION FORM

**SUBJECT:**                      **ROOF REPLACEMENT AT THE POWER PLANT**

**BACKGROUND:**

Several of the Power Plant roofs need to be replaced. Leaking portions of the roof have the potential to create a safety hazard and cause issues with operations. This project will consist of roof replacement of approximately 18,840 sq. ft. of existing built-up roofing on three separate roof areas and levels. Work will also include the installation of new roof drains, replacing deteriorated metal deck, and removal and deck infill of obsolete roof top units. The design of the new roof system is to provide an effective service life of at least 20 years.

The approved FY 2023/24 CIP includes \$150,000 for construction of phase one of roof replacement. This funding, combined with other Power Plant building modification carryover funds from prior years results in an available balance of \$183,100. It was originally anticipated that roof replacement could occur in several phases over several years. **However, as the specifications for the roof replacement project were developed, it became clear that the area of the roof that requires more urgent replacement is larger than originally anticipated. Therefore, it is prudent to advance the project to allow the roof to be replaced sooner. The Engineer's estimate is \$1,352,000 for the scope of work for the entire replacement project.** Recognizing the cost of the project, the consultant was able to break up the work into a base bid and bid alternate, prioritizing the areas most in need of repair. The consultant also identified an alternate roofing material to encourage multiple bidders. The combination of bid alternatives and material options should give staff flexibility to ensure that, at a minimum, the critical areas in need of replacement are addressed.

To supplement the existing \$183,100 in available funding, staff anticipates using savings from the RDF Bin Renovation project, which contains an available balance of \$2,071,380 as a result of a highly favorable construction bid. This combined funding would allow the future phases of roof replacement reflected in the adopted FY 2023-2028 CIP to be completed at one time and not reflected in future CIPs. Staff will present further detail regarding the project budget at the time of bid award.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for the Roof Replacement at the Power Plant and set February 14, 2024 as the due date for bids, and set February 27, 2024 as the date of public hearing and award of contract.
2. Do not proceed with the project at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Power Plant roof is in need of repair. It is important to make the repairs to provide a safe environment for staff and equipment. The repairs are planned for in the Capital Improvements Plan and available funding from savings in the RDF Bin Renovation project will allow the project to be completed more quickly to ensure a safe working environment and reliable equipment operation.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.