



Item: Award Contract - Repair Fire Station -2 and Fire Training Center Building

From: Steve Hester, Assistant Fire Chief

Initiated By: Great Falls Fire Rescue

Presented By: Randy McCamley, Fire Chief

Action Requested: Consider Bids and Award Contract

Suggested Motion:

1. Commissioner moves:

"I move the City Commission award a contract in the amount of \$85,753 to McLees Incorporated, to permanently repair the roofs at Fire Station-2 and the Fire Training Center Bldg and authorize the City Manager to execute the construction contract documents.

2. Mayor calls for a second, discussion, inquiries from the public, and calls for the vote.

Staff Recommendation: Award construction contract award.

Background:

Significant Impacts

The roofs at these facilities have been beyond repair for the last four years. Insulation and roofing material have deteriorated to a point that both roofs leak and there is very little insulation value in the old insulation. Both roofs are the original built up roofs that were constructed in 1969. Replacing these roofs with new thermoplastic polyolefin membrane roofing and additional insulation will stop further water damage and improve the energy efficiency of these facilities.

Workload Impacts

Staff drafted the specifications and will perform construction inspections and contract administration duties. Great Falls Fire Rescue staff will perform work completion inspections instead of the City's building inspector because a building permit was not needed for this work. Annual inspections by a local third party inspector will guarantee each roof for 15-years.

Purpose

The project will repair the roofs at the two locations by overlaying the existing roof with 2.5 inches of polystyrene insulation with an R-15.3 insulation value and installing new thermoplastic polyolefin (TPO) membrane roofing.

Project Work Scope

The project will install new insulation and roofing at Fire Station-2, 731 6th St. SW, and the Fire Training Center Building, 1900 9th Street South. This includes all work necessary to prepare the building for the roofing overlay and all finish work.

Evaluation and Selection Process

Four bids were received and opened for this project on September 17, 2008. The bids ranged from \$98,265 to \$85,753. McLees Inc. submitted the lowest bid and completely complied with the bid specifications.

Additionally, in an attached letter from the bidder, it was noted that if it were necessary to remove wet or rotted insulation it would come at an additional cost \$5.00 per square foot to remove. Since the contractors are aware that there is asbestos in the felt material of the old roof they also know that if they disturb this material appropriate steps must be taken according to OSHA and EPA approved guides for asbestos abatement. The contractor noted that if this were going to be the case they would notify the Contract Monitor.

Conclusion

City staff recommends awarding the construction contract to McLees Inc. in the amount of \$85,753 for the repair of both roofs.

Concurrences:

Asbestos testing was conducted by City Staff, which revealed that both roofs have reportable levels of this material. Asbestos testing was done to ensure that bidders for this contract were aware of asbestos hazards involved with this project. Additionally, this project was engineered to overlay the old roofing materials, which was done to save the expense of removing the asbestos. If contractors need to disturb the asbestos, they must follow Montana Department of Environmental Quality standards, Occupational Safety and Health Standards, and U.S. Environmental Protection Agency Standards.

Fiscal Impact:

This project will directly save the cost of further interior repairs made necessary due to water damage caused by the two leaking roofs. An indirect benefit to this project is the improved energy savings gained by increasing the roofs' insulation R value from 0 to 15.3. While there may not be a significant return on the roof project, energy costs are predicted to double this winter. This project is funded from the 4-11 Account.

Alternatives:

The City Commission could vote to deny award of the construction contract, re-bid the project, or do nothing and continue to allow the roofs to leak. Two local contractors have indicated that there is no means of repairing or patching the current roof system due to deterioration and age.

Attachments/Exhibits:

1. Bid tabulation is attached.

