

COUNCIL ACTION FORM

**SUBJECT: SCAFFOLDING AND RELATED SERVICES AND SUPPLY
CONTRACT FOR POWER PLANT – CHANGE ORDER #1**

BACKGROUND:

On May 28, 2019, City Council approved preliminary plans and specifications for the Scaffolding and Related Services and Supplies Contract. This contract is to provide and install scaffolding, bracing and fall protection when needed at the City's Power Plant.

On July 9, 2019, the Ames City Council approved a contract with HTH Companies, Inc. in the amount of \$60,000 to provide and install scaffolding, bracing and fall protection. **It is important to note that the contract amount is not for a specific project, but rather the staff's best estimate of amount of work that might be performed in a given year. Rather than doing a lump sum contract, work is charged to the City based on the actual time and materials used for a specific task.**

THIS ACTION

An emergency condition now exists where some lagging is falling off the Unit 8 Electrostatic Precipitator (ESP). Given the height and location of the ESP, falling lagging panels present a great safety risk to people and equipment. There is a CIP project in the current year to replace the lagging, insulation, and purlins on the Unit 8 ESP. However, the specifications have not yet been completely developed for the comprehensive repairs in the CIP project. **This immediate work to address the lagging on the east face of the ESP will need to be performed before the CIP project specifications are complete.** The area is very difficult to access because of its location relative to the railroad and other power plant equipment as well as higher elevation.

To perform the needed repairs, a contractor will build a large scaffold structure on the east side of the ESP to access the area where panels are falling from. A contractor will then remove the existing lagging and insulation to access the purlins that are the main issue for the falling lagging. The existing purlins will be removed and new purlins will be installed. New insulation will then be installed along with reinstalling the existing lagging. New lagging will be installed where the existing is damaged or missing. **The repair amount for the scaffolding portion will be \$88,000. These funds will be taken from the current CIP project approved funds because once this emergent work is performed, the lagging repairs on the east side of the ESP will be complete.**

Separately from the Unit 8 ESP repair, scaffolding is also needed to perform repairs on Unit 7 duct work. The ducting is showing signs of cracking as it enters the Unit 7 Stack and scaffolding is needed to access the area. **The scaffolding cost for this additional**

Unit 7 duct work would be \$20,000. These funds will be taken from the Power Plant O&M budget.

The action being requested is to approve Change Order No. 1 to the Scaffolding and Related Services and Supply Contract. This change order will add an additional \$108,000 to the current contract for FY 2019/20. This will bring the total contract amount to \$168,000.

Actual payments are calculated on unit prices bid and work performed limited by the available budget amount. **The Council should understand the additional funds authorized in this change order will only be spent on actual time and material used to perform the work.**

ALTERNATIVES:

1. Approve Change Order No. 1 to HTH Companies, Inc. in the amount of \$108,000 for additional scaffolding and related services, increasing the total contract amount to \$168,000. All labor and materials will be performed and invoiced on a time and material basis according to rates, terms, stipulations, and conditions specified in the original contract.
2. Do not approve the requested change order.

CITY MANAGER'S RECOMMENDED ACTION:

Because of the safety risk falling lagging presents to people and surrounding equipment, it is essential these repairs are completed within a timely manner. All labor and materials will be performed and invoiced on a time and material basis according to rates, terms, stipulations, and conditions specified in the original contract. **In addition, the increase in the approved contract amount with HTH will not result in additional costs to the operating budget.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as stated above.