

COUNCIL ACTION FORM

SUBJECT: **UNIT 8 PRECIPITATOR ROOF REPLACEMENT**

BACKGROUND:

This contract is for the replacement of Unit 8 Precipitator Roof. Degradation to the current roof has resulted in water leakage throughout the Power Plant during seasonal rainfalls and snowmelts. The precipitator roof protects the Unit 8 precipitator controls and electrical gear, which could be severely damaged during water leakage events. Additionally, the water leakage could pose hazardous conditions to plant staff that are accessing the controls or electrical equipment during seasonal storms.

Damage to the roof has been caused by age degradation, poor water drainage, and wear & tear while servicing equipment located on the roof. This project will replace the worn components including the decking and insulation. It will also improve the roof drainage by changing the roof slope and relocate existing plant drains. Finally, the plans will call for the reinforcement of areas of high traffic due to plant maintenance operations that uses the roof as access to other parts of the plant.

This contract was originally bid out in February 2020, and no bids were received. Staff learned from potential bidders that the work would likely require the involvement of a General Contractor to oversee the majority of the work, due to the complexity of the roof replacement activities and the limited access to the plant. Based on that information, the technical specifications were reviewed and revised, and the project is now ready to be rebid.

The engineer's estimate for the demolition, removal, proper disposal and replacement of the existing roof, steel roof deck, and wall panels is \$250,000. The approved FY 2019/20 budget has \$208,000 allocated for this project. The remaining \$42,000 will be transferred from the unused balance in the Unit 7 Turbine Generator overhaul project. This turbine generator project is complete and has \$650,000 in remaining funding available.

ALTERNATIVES:

1. Approve preliminary plans and specifications for the Unit 8 Precipitator Roof Replacement project, set August 12, 2020 as the due date for bids, and establish August 25, 2020 as the date of public hearing and award of contract.
2. Delay the Unit 8 Precipitator Roof Replacement project.

CITY MANAGER'S RECOMMENDED ACTION:

This work is necessary for the replacement of the existing roof, steel roof deck, and wall panels. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.