



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Lance Meyer, P.E., City Engineer

**DATE:** August 19, 2019

**SUBJECT: PARKING RAMP ROOF AND DRAINAGE SYSTEM AWARD OF BID (3738.6)**

**I. RECOMMENDED ACTION**

1. Recommend Council award the bid to Rolac Contracting Inc, in the amount of \$870,000 with a completion date option of December 31, 2019.

**II. DEPARTMENT CONTACT PERSONS**

Lance Meyer, City Engineer	701-857-4100
Emily Huettl, Assistant City Engineer	701-857-4100

**III. DESCRIPTION**

A. Background

Since taking over operation and maintenance activities of the parking ramps, the Public Works Department has been constantly plugging holes and sealing leaks in the podium deck. The podium is a structural slab meant to place the future building floors upon, it is not intended to act as a roofing system.

This June, the council authorized staff to have roofing systems designed and bid.

B. Proposed Project

The roofing systems bid at each parking ramp include an EPDM roofing system which utilizes the internal storm water drainage system to the extent possible.

Elevator shafts and stairwells that will extend to future levels also have structural roofing systems installed over them to meet building codes. These can be easily removed in the future when the buildings start vertical construction.

C. Consultant Selection

On August 15<sup>th</sup>, bids were opened for this project. Rolac Contracting was the sole bidder submitting the low bid of \$870,000.

In the bid package, two completion date options were given to the bidders. Option 1 will have a completion date of December 31, 2019. Option 2 will have a completion date of May 29, 2020. Since time is of the essence and the bid prices are the same, staff recommends Option 1, completion date of December 31, 2019.

**IV. IMPACT:**

- A. Strategic Impact:  
The parking ramps are a strategic investment in the downtown core and they must be protected to provide future use for the public.
- B. Service/Delivery Impact:  
Having a roof system in place will protect the structures and allow for a safer, cleaner, and overall better user experience within the ramps.
- C. Fiscal Impact:  
In the 2019 budget, \$1.5 million was allocated to fund construction of the roof and drainage systems. The estimated final project cost is well within this budget.

Project Costs

Bid Amount:	\$870,000
Contingency:	\$ 43,500
Architectural Services:	<u>\$ 32,625</u>
Total Estimated Cost:	\$946,125

Project Funding

Tax Levy allocated in the 2019 budget.

**V. ALTERNATIVES**

Council could choose not to award the bid on this project.

**VI. TIME CONSTRAINTS**

Time is of the essence in awarding bids for this project in an effort to place roofs on the structures before winter.

**VII. LIST OF ATTACHMENTS**

- A. Bid Award Letter