

COUNCIL COMMUNICATION

	Number: 18-645	Meeting: December 3, 2018
	Agenda Item: 9	Roll Call: 18-1974
	Submitted by: Steven L. Naber, P.E., City Engineer	

AGENDA HEADING:

Approving and authorizing the execution of an agreement between the City of Des Moines and Northern Winds Insulation, LLC for construction corrective work and repair work of the police station roof at a total cost of \$5,800.

SYNOPSIS:

Approving and authorizing the execution of an agreement between the City of Des Moines and Northern Winds Insulation, LLC, Greg Hughes, President, 595 Huff Street, Suite D, Dubuque, Iowa, 52003, at a total cost of \$5,800 for repair work for police station reroofing.

FISCAL IMPACT:

Amount: \$5,800

Funding Source: 2018-2019 Capital Improvement Program, Page Municipal Building Improvements – 10, Municipal Building Reroofing, BL044, G.O. Bonds

ADDITIONAL INFORMATION:

- On August 24, 2015, under Roll Call No. 15-1458, the City Council held a hearing and adopted a resolution approving plans, specifications, form of contract documents, engineer's estimate, received and filed bids, and designated lowest responsible bidder as Northern Winds Insulation, LLC, Greg Hughes, President, \$192,750, for the Police Station Reroofing.
- The post-construction inspection performed by the roofing product manufacturer, BASF, indicated that the roof did not have the required thickness of coating in portions of the roof, and that the 10-year Full-System (i.e. materials and labor) Limited Warranty could not be issued by BASF. Since the project is still within the 1-year maintenance warranty period, the Contractor, Northern Winds Insulation, LLC (NWI), is required to correct the defective workmanship in accordance with the Payment, Performance, and Maintenance Bond by installing a new topcoat (corrective work).

- BASF, the manufacturer of the product specified in the specifications, has subsequently recommended using a higher-quality top coat material, which BASF estimated would provide approximately 50% longer life, in lieu of the topcoat material that had been originally specified. City Staff concurs with this recommendation. Therefore, the City is paying the difference in material cost between the topcoat product specified in the original contract and the topcoat product to be applied under this agreement. NWI is paying for the labor cost to apply the topcoat product. Due to the current cold weather conditions and this type of work being temperature-dependent, NWI has agreed to extend its Maintenance Bond and perform the corrective work next Spring when weather conditions are more favorable.
- Additionally, during the 1-year warranty period, temporary roof patching work was done as a part of a separate elevator renovation project. The temporary patching now needs to be replaced with permanent roofing materials and NWI has agreed to complete this repair work at the same time they conduct the corrective work. Since the repair work necessitated from the elevator renovation project was not caused by NWI, NWI is due payment for completing the repair work.
- BASF has indicated that, due to various issues including the patching that was done as part of the elevator renovation project, they are no longer willing to provide a Full-System warranty but will still provide a 10-year “product only” warranty. NWI will be providing a 10-year “labor only” warranty. Ultimately, the City will still be obtaining a 10-year warranty on the roofing system; however, the material warranty is being provided by BASF and the labor warranty is being provided by NWI.

PREVIOUS COUNCIL ACTION(S):

Date: December 18, 2017

Roll Call Number: [17-2129](#)

Action: Accepting completed construction and approving final payment for the following:

- (D) [Police](#) Station Reroofing, Northern Winds Insulation, LLC. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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