

Request for City Council Committee Action from the Department of Community Planning and Economic Development - CPED

Date: May 4, 2010

To: Council Member Lisa Goodman, Chair, Community Development Committee

Referral to: Council Member Betsy Hodges, Chair, Ways & Means Committee

Subject: Contract-26463 Change Order between the City of Minneapolis and Stock Roofing for the Target Center Green Roof

Recommendation: Amend the 2010 General Appropriation Resolution by increasing the Community Planning and Economic Development agency 01CPK – NBA Arena (01CPK - MCPKCIS-8900300-8900320) appropriation by \$304,533.32 from the available fund balance. Authorize proper City officials to amend Contract-26463 per the change order for the Target Center Green Roof.

Previous Directives: On February 21, 2008, City Council authorized CPED staff to commence a cost bidding process with the green roof consultant team and directed staff to return with the results of the bidding process. On January 7, 2008, CPED staff provided the HE&E Committee an update on the status of a green roof lifecycle cost benefit analysis for the Target Center. The HE&E committee directed staff to return with the completed analysis on February 21, 2008. On December 10, 2007, CPED staff reported to the HE&E committee that a green roof on the Target Center does not appear feasible given structural and operational constraints. The HE&E Committee directed staff to return January 7, 2008 with more detail on green roof options for the Target Center. On December 12, 2008, City Council approved Official Publication No. 7023 which awarded the Target Center Green Roof Contract to Stock Roofing for the low bid of \$5,322,922.00.

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Gary Warnberg, Director, Procurement

Approved by: Gary Warnberg, Director, Procurement _____

Charles T. Lutz, Deputy CPED Director _____

Mike Christenson, CPED Director _____

Presenters in Committee: Mike Christenson, CPED Director

Financial Impact

No financial impact. Capital improvements paid through Target Center set-aside.

Action is within the Business Plan

Community Impact

Neighborhood Notification: NA

City Goals: Enriched Environment; A Premier Destination

Sustainability Targets: Permeable Surface

Comprehensive Plan: 7.1 Minneapolis will manage the use of the city's environmental resources (including air, water and land) in order to meet present needs while considering future concerns. 7.9 Minneapolis will make buildings more energy

efficient. 7.12 Minneapolis will play a leadership role in setting up examples and pilot projects.

Zoning Code: NA

Living Wage/Business Subsidy Agreement

Yes_____

No X

Job Linkage

Yes_____

No X

Supporting Information

In December 2008, City Council awarded a contract to Stock Roofing to replace the conventional roof on the Target Center with a green roof for \$5,322,922. All work has been completed pending submission of contract close-out documents by the contractor.

Stock Roofing has submitted a change order for \$304,533.32 for the following unanticipated work items. The design and oversight team retained by the City to assess the quality of the work and payment requests and CPED staff recommend payment of this change order. The review team is comprised of Leo A Daly Company, INSPEC, Inc., and The Kestrel Design Group.

- Replace rusted metal decking (\$124,383.48). Upon removal of the main arena conventional roof and the smaller ring roof wrapping the arena, we learned that portions of the existing metal decking were rusted and needed to be replaced. The metal decking is a structural component of the roof supporting the insulation and roofing. Since the existing conventional roof was not removed prior to bidding the project, it could not be known if portions of the metal deck would be rusted.
- Fireproof the interior of the smaller ring roof wrapping the arena (\$70,380). This needed to be replaced when the metal decking was replaced.
- Additional drain ring assemblies (\$2,484).
- Remove and safely dispose of bird waste, a hazardous material (\$3,972). The amount of bird waste on the roof is an unforeseen project cost since the number of birds on the roof changes throughout the year.
- Add a wood frame to the parapet in order to attach the metal flashing (\$3,552.50).
- Curb for valve assembly (\$1,715).
- Install wire protection covers to the electro field vector mapping device on the roof, which pinpoints the location of roof leaks, to prevent tripping and extend the life of the wires to the control box (\$3,450).
- Additional Green Roof material due to layout design change (\$26,939).
- Additional labor for new paver design (\$4,731.44)
- Addition for paver color selection(\$6,200)
- Additional adhesive between insulation, EFVM, and coverboard per FM wind uplift requirements (\$15,725.90).
- Training expense for Summit Academy hires (\$42,000)
- Deduct to remove unneeded “keeper strips,” which hold the roofing membrane in place (\$1000 deduction).

CPED staff recommends approval of this change order for \$304,533.32 and approval to amend the contract with Stock Roofing per the change order. The balance of the Target Center capital improvement set aside will be \$1,172,798.68 after this change order.

