

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

Date: December 2, 2008

To: Council Member Lisa Goodman, Chair Community Development Committee

Referral to: Council Member Paul Ostrow, Chair Ways & Means Committee

Subject: Approval of Official Publication No. 7023 – Bids for Target Center Roof Replacement

Recommendation: Acceptance of the low bid Stock Roofing Company, LLC in the amount of \$5,322,922.00 to furnish and deliver all labor, materials, equipment and incidentals necessary to complete roof replacement at the Minneapolis Target Center including a green-green vegetated roof and a 20-year warranty and maintenance agreement.

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.

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Presenters in Committee: Kristin Guild, Manager Business Development

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Reviews

Civil Rights Approval

Approval Date 10-8-08

Financial Impact

No financial impact necessary. 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 mid-2006, the Operating Facility Manager of the Target Center and the City's contract architectural firm for the property, Leo A Daly, alerted City staff that the nearly 18-year old roof on the Target Center was nearing the end of its useful life and should be replaced in the next two years. The roof now requires more maintenance related to water leaks than in years past. The Target Center has 30 roofs including the 115,000 square foot main arena roof.

In February 2008, the City Council directed staff to commence a bidding process with a green roof consultant team for three roof replacement options not requiring building structural enhancements: a single depth green roof, a multi-depth combination green roof, and a white/green combination roof.

Staff has worked with a consultant team of Leo A Daly Company, INSPEC, Inc., and The Kestrel Design Group to prepare bid specifications and review bids. The bid specification included two base bids with four alternates. All 30 roofs were included in the base bids with the alternates relating only to the main arena bowl roof.

The bid specification requested bidders provide a bid for each roof option with each membrane option.

- green/green roof option: 2.75 inch deep extensive green roof with a deeper 3.5 inch deep green roof perimeter
- green roof option: 2.75 inch deep extensive green roof
- green/white roof option: conventional white roof with 3.5 inch deep green roof perimeter

The two roof membrane options are a waterproofing PVC membrane and a conventional PVC membrane. The waterproofing PVC membrane is an enhanced PVC membrane designed to remain watertight in underwater situations compared with a conventional PVC membrane. The waterproofing PVC is designed to withstand constant dampness, high alkalinity, exposure to plant roots, fungi and bacterial organisms, as well as varying levels of hydrostatic pressure.

Also included in the bid specification were the requirements to install an irrigation system and an electronic field vector mapping system to assist with detecting leak locations, and to provide a 20-year maintenance plan and 20-year warranty for the roof. A pre-grown green mat will create the base of the green roof system with additional plug plants planted into the mat once installed to enhance plant diversity and resiliency.

The bid specifications were mailed out to six plan rooms¹ and 42 companies on August 7, 2008. A pre-bid conference and walk through was held on August 27, 2008 and was attended by over 40 people. Bid proposals were due September 11, 2008. Three local Twin Cities companies submitted proposals: Stock Roofing Company LLC; John A. Dalsin & Sons, Inc.; and Berwald Roofing Company, Inc.

Target Center Roof Replacement Bids			
Company	Stock Roofing	Berwald Roofing	John A Dalsin & Sons
Location	Fridley, MN	North St. Paul, MN	Minneapolis, MN
Green/green, waterproof membrane	\$5,322,922	\$7,473,783	\$7,683,000
Green/green, conventional PVC membrane	\$5,207,200	\$6,891,612	\$7,249,000
Green, waterproof membrane	\$5,301,509	\$7,436,783	\$7,648,000
Green, conventional PVC membrane	\$5,185,787	\$6,854,612	\$7,214,000
White/green, waterproof membrane	\$3,780,362	\$5,503,783	\$6,483,000
White/green, conventional PVC membrane	\$3,754,503	\$4,873,612	\$5,329,000
SUBP	Yes	Yes	No
WBE – name and location	Wallboard, Inc. – Fridley	Valley Construction – Apple Valley	Joan’s Minority Owned – Minneapolis
MBE – name and location	Two Buffalo Supplies, Inc - Mpls	Boone Trucking – Mpls; Joan’s Minority Owned - Mpls	Joan’s Minority Owned – Mpls; Boone Trucking - Mpls
Prevailing Wage Certificate	Yes	Yes	Yes
Affirmative Action Plan	Yes	Yes	Yes

Recommendation

Stock Roofing Company, LLC (Stock) was the low bid, followed by Berwald Roofing Company, Inc. and John A. Dalsin & Sons, Inc. Stock’s bid was over \$2,000,000 lower than the other two bids. CPED staff recommends awarding the roof replacement project for the base bid #1 green/green arena roof to Stock. Stock met the women business enterprise (WBE) and minority business enterprise (MBE) SUBP goals set by the City’s Civil Rights department. Stock is required to pay prevailing wages. In

¹ Plan rooms are rooms where an organization such as the Minneapolis Builders Exchange or National Association of Minority Contractors store bid specifications for projects of potential interest to their members.

addition, Stock has agreed to work with Minneapolis-based and minority contractors, as available, in the following subcontracting areas: plumbing, electrical, EFB testing, sprinkler supply, recycling pavers and crane supply. The additional local work will exceed \$100,000.

CPED staff recommends installing the green/green roof with the waterproofing roof membrane, because a deeper green roof allows for more water retention along with increasing plant vigor and diversity and the waterproofing membrane has been proven to function well in damp conditions. The stormwater utility fee for the Target Center will be reduced about \$9000 per year with a green roof, because of its capacity to retain water. In addition, green roofs have an estimated 40-50 year lifespan. In contrast the white/green option has no water retention capabilities and the white portion of the roof will need to be replaced in about 20 years.

Background/Capacity

Stock installed the green roof on City Hall. The Municipal Building Commission was satisfied with Stock's performance installing City Hall's green roof. Stock has been a member of roofing consortium Tecta America since 2003, and will draw on the vegetated expertise of that larger group for this project. Some examples of extensive green roofs installed by Tecta: the Social Security Administration Building in Birmingham, AL (83,000 sf), the Federal Reserve Bank in Charlotte, NC (60,000 sf), and the University of Maryland-Baltimore-Research Bio Park in Baltimore, MD (21,340 sf).

Pending council approval to award the roof replacement project bid to Stock, Stock plans to subcontract with Sarnafil to provide the roof membrane, with Xero Flor to provide the vegetated roof system, with Mickman Brothers, Inc to install a Rain Bird irrigation system, and with International Leak Detection to provide the electronic field vector mapping system.

- Sarnafil has over 40 years of experience in Europe and over 30 in the United States with roofing membranes. Sarnafil developed the waterproofing PVC membrane that has been on the market for 40 years, and has been installed on over 40 extensive green roof projects in the United States.
- Xero Flor began in Germany more than 30 years ago and Xero Flor America was formed in 2002 to coincide with the installation of the first Xero Flor green roof in North America. Xero Flor green roof systems are on a number of research, residential, industrial, and institutional buildings including the Ford Motor Company roof in Dearborn, MI completed in May 2003 at 464,000 square feet.
- Mickman Brothers, Inc. is a landscape irrigation firm from Minnesota with over 30 years of experience. Mickman has designed and installed multiple rooftop irrigation systems including the Weiser Roof Top Garden and the Byerly's/River Place Roof Top Garden. Rain Bird was founded in 1933 and is a leading manufacturer and provider of irrigation products and services.
- International Leak Detection is the leader in leak detection systems and has been installing systems for 30 years throughout the United States and Canada. Stock

will install the vegetated roof system, the membrane, and electronic field vector mapping system.

The low-bid price to replace the Target Center roof came in within the green roof consultant team's estimate. The roof will be paid for using the Target Center capital set-aside infusion fund with a current balance of about \$6,800,000. CPED staff further recommend that proper City officers be authorized and directed to execute a contract for this project all in accordance with specifications prepared by Leo A Daly, Inspec, and Kestrel.

Attachment 1