

Item # 7C
Date: 10/28/24

COUNCIL ACTION FORM

AGENDA ITEM:

Library Skylight Replacements

HISTORY:

Fall of 2023 and Spring 2024, the library began having small roof leaks in various places. Central States repaired those leaks and informed me that the skylights were probably original to the building (1990) and had many cracks in them. We began looking into replacing the skylights and pulled 3 quotes to start. The library board initially rejected all three quotes (Central States, Iowa Roofing, and Academy Roofing) because they all encompassed different things. I went back to the companies to request a breakdown of parts and labor for 11 skylight replacements. Only Iowa Roofing and Central States sent new quotes. At the Library Board meeting on 10/21/24, Andrew Frantzen from Central States spoke to the board and answered questions. The Library Board approved the quote from Central States.

OPTIONS:

1. Central States Roofing
 - a. Labor - \$1,545.00
 - b. Material - \$8,930.00
 - c. Crane Cost - \$1,035.00
 - d. **TOTAL - \$11,510.00**
2. Iowa Roofing Company
 - a. Labor and materials for crickets and landfill fees - \$6,720.00
 - b. Skylight Materials - \$11,595.00
 - c. **TOTAL - \$18,315.00**

STAFF'S RECOMMENDED ACTION:

Proceed with Option 1: Central States quote to purchase and install 11 new skylights.

PROPOSAL

CENTRAL STATES ROOFING

1811 E. Lincoln Way | PO Box 490, Ames, IA 50010 | 515-232-9133

TO: Nevada Public Library
631 K Ave
Nevada, Iowa 50201

September 4th, 2024

RE: Install 11 new skylight domes on the Nevada Public Library

We Propose the following scope of work:

1. Set up a crane on the South side of the library to get skylights on and off the roof.
2. Remove the existing broken skylights. We will dispose of old skylights at the landfill.
3. Install (11) new skylights that are broken on the existing roofing system.

Estimated Labor Cost - - - \$1,545.00
Estimated Material Cost - - - \$8,930.00
Crane Cost - - - \$1,035.00
BASE PRICE - - - \$11,510.00

NOTE: We will need to coordinate with the owner for access for our crane to get materials and equipment on the roof. We have not included sales tax in our bid.

All terms on this proposal override any terms on any plans or specifications. Any changes to this proposal must be agreed to by both parties before being binding. Any terms on your contract form are not considered to be agreed to by Central States Roofing (CSR) until we have signed your contract and at that point this proposals terms still override your contract form even if you have not signed this proposal form. CSR may be excused from this obligation to perform under this agreement if conditions are uncovered after this agreement is made; if work has already commenced you are responsible to reimburse CSR for associated costs related to discontinuing the work or changes in work required. You understand and agree that CSR shall have no responsibility at any time during or after completion of the work for damages of any kind to person or property located below the installed or repaired roof membrane regardless of cause including leaks or other weather-oriented sources and also specifically excludes all responsibility for any and all mold growth and related issues. Owner agrees to hold harmless and protect CSR for any claims brought about for any reason after the work under this agreement has been completed, again to specifically include leaks and mold. Owner also agrees to hold harmless and protect CSR for any claims brought about during the work under this agreement unless it is specifically caused exclusively by a negligent act of CSR. Under this proposal you understand CSR never has responsibility to pay for any claims, repairs, damage, etc. on anything below the roof level. This proposal becomes complete when one copy is signed and returned to our office. This proposal becomes complete upon completion of all work and an invoice is delivered to you; at that time payment terms are net cash. At time of completion either a manufacturer's or a CSR warranty will be issued and no other warranties implied or other apply to you. Any warranty is not transferable unless agreed to by CSR. This proposal shall be subject to review 30 days after delivery to owner.

By _____

Date _____

By *Robert Frantzen* 515-460-7010
andrew@csroofing.com



July 15, 2024

1077-24

Erin Coughlin
Nevada Public Library
631 K Avenue
Nevada, IA 50201

We are pleased to present the following proposal for your review to replace eleven (11) skylights on your building. The scope of the services we intend to provide will be:

- *Remove the existing skylights and dispose of debris.
- *Add new flashings on skylight curbs to seal holes and detached flashings.
- *Install new skylights and attached to existing roof curbs.
- *Install new crickets at each skylight curb.

The cost of eleven (11) skylights will be: \$11,595.00.

The cost of workmanship, materials for crickets and landfill fees will be: \$6,720.00.

Availability is approximately 6 weeks from the order date.

Terms: Due on receipt of invoice.

Thank you for the opportunity to submit our proposal for the project. We look forward to working with you.

Sincerely,
Lance Ingle
Iowa Roofing Company