

Board of Directors
Des Moines Area Community College

Telephonic Board Meeting
December 18, 2018 – 4:00 p.m.

Building 22 Conference Room; DMACC Ankeny Campus
2006 South Ankeny Boulevard; Ankeny, Iowa

AGENDA

1. Call to order.
2. Roll call.
3. Consideration of tentative agenda.
4. Public comments.
5. Consent Items:
 - a. HR Report
6. Board Report 18-130. Legacy Plaza Buildings 17 and 18 Roof Replacement.
7. Board Report 18-131. Designation and Approval of Last Dollar Scholars Eligible Programs.
8. Adjourn.

AGENDA ITEM Human Resources Report

BACKGROUND

I. New Employee

Replacement Position

1. Cook, Kevin

Instructor, Economics
Boone Campus
Annual Salary: \$48,407
Effective: January 2, 2019
Continuing Contract

2. Lumley, Logan

Instructor, Culinary Arts
Hunziker Center
Annual Salary: \$49,982
Effective: January 2, 2019
Continuing Contract

RECOMMENDATION

It is moved that the Board accepts the President's recommendation as to the above personnel actions.

AGENDA ITEM Legacy Plaza Buildings 17 and 18 Roof Replacement

BACKGROUND

The roofs of Buildings 17 and 18 on the Legacy Plaza (formerly Maytag headquarters) campus are in need of replacement. Buildings 17 and 18 have been experiencing significant leaks during rain events and were identified in the Shive Hattery due diligence analysis as needing replacement in near term. Academy Roofing has been completing minor patching to prevent water from entering the structures on a case by case basis for the last two years; however, this is no longer a feasible approach. With Board approval, this work will begin this coming spring and will be completed this summer.

OPN Architects has prepared plans and specifications for this roof replacement and has established the probable construction costs at \$541,000

This project will be funded through a reimbursement from the City's pledge to support capital improvements needed at the Legacy Plaza campus.

A public hearing on the proposed plans, specifications, form of contract and estimated costs was held on December 10, 2018. At such meeting, OPN Architects recommended that the Board award the contract to Academy Roofing, who provided the lowest base bid of \$406,900, which base bid included custom fabricated sheet metal caps.

At the public hearing, a representative of a competing bidder spoke and shared his belief that his alternate bid which was lower than the recommended winning base bid provided an equivalent product even though it did not include the custom fabricated sheet metal caps. Following the public hearing a combined resolution (1) adopting plans, specifications, form of contract and estimated costs and (2) awarding the construction contract was presented to the Board. Upon a vote, the resolution failed, and the Board expressed its interest in obtaining additional information before awarding the contract.

The Architect's recommendation remains to accept the low Base bid (metal coping) and decline the Alternate (edge fascia) for roof parapet and edge conditions since the Base bid provides a superior solution as well as the following reasons:

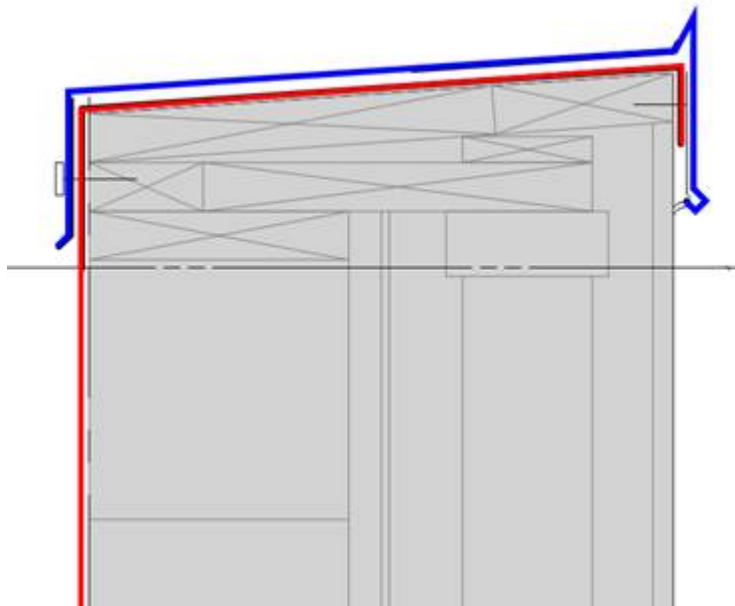
"Both types of roof edges are acceptable methods and warrantable, however they are not equal in value for the following reasons:

1. Layers over parapet: (See parapet detail diagrams attached below)
 - a. Base Bid: Additional layer of protection over the parapet w/two layers (membrane + metal coping)
 - b. Alternate: one layer (membrane)
2. More durable detail: the perimeter of the roof is the most subject to wear and tear along with roof leaks. The Base Bid condition provides more protection and is a more durable approach. Specifically to UV degradation and wind loads at the roof

edge. As a reminder, these buildings are four and six stories tall and they are susceptible to high wind loads at the perimeter. The Base Bid metal coping greatly improves this condition.

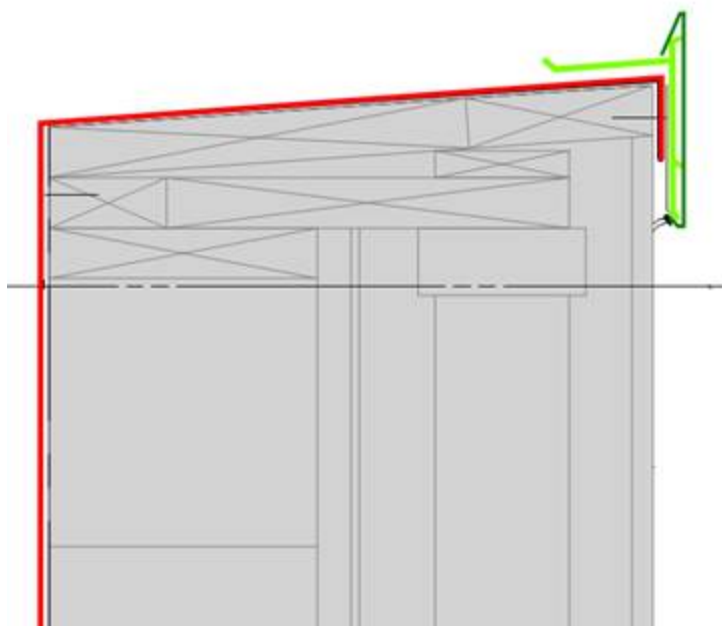
3. Warranty: The Base Bid is better detailed for the requested 25 year warranty. The Base Bid is a recommended detail in the industry for the roof parapets and edges to be longer lasting and with low maintenance.

On the basis of the items above, it is my opinion that the Base Bid design with the metal coping is the superior choice and of a much better value over the alternate.”



Coping (blue)

Base Bid: 2 Layers - Membrane (red) + Metal



fascia in green)

Alternate: 1 Layer - Membrane (red) (*metal*

Thus, the base bid from Academy Roofing is a superior bid, and it is recommended that the construction contract be awarded to Academy Roofing.

RECOMMENDATION

It is recommended that the Board adopt the following resolutions:

- A. Resolution Adopting Plans, Specifications, Form of Contract and Estimated Costs for the Legacy Plaza Buildings 17 and 18 Roof Replacement Project
- B. Resolution Awarding the Construction Contract for the Legacy Plaza Buildings 17 and 18 Roof Replacement Project

Robert J. Denson, President

Attachments:

- A. OPN Architect Letter and Bid Tabulation

December 5, 2018



Mr. Joe Baxter
Des Moines Area Community College
2006 South Ankeny Blvd.
Ankeny, IA 50023

DMACC Legacy Plaza – Bldgs. 17 & 18 Reroof OPN#17819005
Bidder Recommendation

Joe,

This letter is in reference to the bids received for the Legacy Plaza Buildings 17 & 18 Reroof project. Attached is the official Bid Tabulation form from the bid opening held at the Ankeny Campus on December 4th for this project. I am pleased to report that six bids were received. The apparent low bidder, Academy Roofing from Des Moines, Iowa submitted the low base bid of \$406,900, which is below the anticipated budgeted amount. Since we are below budget and with good materials, the deductive alternates are not recommended to be accepted.

We have checked on the qualifications of the apparent low bidder and are informed that DMACC has had several successful roofing projects with Academy Roofing over the last five years and more. I spoke with Shane at Academy following the bid opening and he assured me that they will honor their bid. They can begin work early next year and can complete the work by June 1, 2019.

We do feel confident that they are qualified to complete the work of this project and recommending for you to award the project to them with further processing of entering into an agreement.

We look forward to progressing into the construction phase and assisting you with this project. Please let me know of any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Jack Topp'.

Jack Topp, AIA
OPN Architects

Attachment: Bldgs. 17 & 18 Reroof - Official Bid Tab

cc: Kim Didier, DMACC
Email only/Hard copy upon request

jlt

Daniel J. Thies, AIA

Steven K. Knierim, AIA

Bradd A. Brown, AIA

Terry L. Gebard, AIA

David J. Sorg, AIA

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www.opnarchitects.com

Insight + Passion

Des Moines Area Community College
 Buildings 17 18 Reroof
 Newton, IA
 PROJECT NO. 17819005

OFFICIAL BID TABULATION
 4 Dec. 2018

OPN ARCHITECTS, INC.
 100 Court Avenue, Suite 100
 Des Moines, IA

<i>Contractors</i>	Academy Roofing	Bailey Roofing	Black Hawk Roofing	Brockway Mech. & Roofing	Central States Roofing	Hopkins Roofing
	Des Moines, IA	Urbandale, IA	Cedar Falls, IA	Burlington, IA	Ames, IA	Pella, IA
Bid Security	5%	5%	5%	5%	5%	5%
Addendum No. 1	X	X	X	X	X	X
Base Bid	\$ 406,900.00	\$ 413,150.00	\$ 706,000.00	\$ 468,350.00	\$ 669,000.00	\$ 435,000.00
Alternate No. 1-Perim. Roof Fascia	\$ (5,000.00)	\$ (26,350.00)	\$ 26,000.00	\$ (4,000.00)	\$ (19,000.00)	\$ (10,238.00)
Unit Price No. 1-Repair Roof Insula	\$ 27.00	\$ 65.00	\$ 32.00	\$ 60.00	\$ 3.75	\$ 4.00/SF

AGENDA ITEM Designation and Approval of Last Dollar Scholars Eligible Programs

BACKGROUND

Future Ready Iowa has identified a number of academic programs that qualify for “Last Dollar Scholarship” funds from the State of Iowa. This funding is to result in free training in these high demand areas.

Each Community College can identify up to five (5) additional training programs, depending on employer demand in their District. These additional programs must be approved by the College Board.

DMACC recommends that the following additional education areas be added for DMACC:

SOC	State Occupation Title	CIP	CIP Title
15-1143	Computer Network Architects	11.1001	Network & System Administration/Administrator
27-1014	Multimedia Artists & Animators	11.0804	Modeling, Virtual Environments & Simulations
49-3023	Automotive Service Technicians & Mechanics	47.0604	Automotive Mechanic Technician
49-3031	Diesel Engine Specialists	1.0204	Farm Equipment & Diesel Technology
51-8031	Water & Wastewater Treatment Plant & System Operators	15.0506	Water Quality and Wastewater Treatment Management and Recycling Technology/Technician

RECOMMENDATION

It is recommended that the Board designate the Network & System Administration/Administrator Program, the Modeling, Virtual Environments & Simulations Program, the Automotive Mechanic Technicians Program, the Farm Equipment & Diesel Technology Program, and the Water Quality and Wastewater Treatment Management and Recycling Technology/Technician Program as Last Dollar Scholars programs.

Robert J. Denson, President