

Facility & Support Services

600 West Fourth Street
Davenport, Iowa 52801
(563) 326-8738 (Voice) (563) 328-3245 Fax



~ Our Promise: Professional People, Solving Problems, High Performance

March 14, 2021

TO: Mahesh Sharma
County Administrator

FROM: Tammy Speidel, FMP
Director, FSS

RE: Jail Roof Replacement

Mahesh,

As you are aware the EPDM membrane roof over the jail housing unit was heavily damaged in the storm on Saturday March 5, 2022. This roof area is approximately 19,300 square feet and we estimate that slightly over 75% of the roof was ripped from the underlying substrate there was additional damage to roof drains being pulled loose by the force of the membrane coming loose.

We had Economy Roofing on site on Monday March 7 to evaluate the situation. Both Economy and the County's insurance provider adjustor reached the same conclusion, that the roof is a total replacement and cannot be repaired.

Economy Roofing was able to assist with a temporary measure to at least hold the membrane back down. This involved the use of a crane and lifting several hundred sandbags to the roof to hold it in place as best as possible.

This is not a long term solution, and at this time, we are unsure of the extent that this will provide protection from any leaks with rain or melting snow.

Due to the emergent nature of the repair we reached out to Wold to obtain cost estimates and associated engineering costs, and again after discussing with the Risk Manager, I gave them approval to proceed.

Wold based their estimate on recent roof replacement projects that they have been involved in as well as reaching out contacts in the roofing industry and arrived at an estimated cost for replacement to be in the \$25.00 SF range or approximately \$482,500.00.

They provided the following information with regards to total anticipated replacement costs and architectural fees:

- \$482,500 Estimated Construction Cost
- \$ 24,125 Design Contingency (5%)
- \$ 24,125 Construction Contingency (5%)
- \$ 30,398 A/E Fee
- \$ 8,852 Allowance for Additional Soft Costs
(roof cores, thermal scanning, reimbursables etc.)
- \$570,000 Estimated Total Project Cost**

Wold's fixed fee is based on the following calculation:

(Estimated Construction Cost + Design Contingency) x 6% = Total Fixed Fee plus reimbursable expenses

$(\$ 482,500 + 24,125) \times 0.06 = \textbf{\$30,398 plus reimbursable expenses.}$

I have authorized the Wold fee of \$30,398.00. Rhonda Oostenryk is working with the insurance provider to determine how they will proceed, I don't have the details on that as they are in ongoing discussions. We do know that the County has a \$100,000.00 deductible.

I will be available at the next Committee of the Whole for discussion.

CC: Sheriff Lane
Major Bryce Schmidt
Captain Stefanie Bush
Rhonda Oostenryk, Risk Manager
FSS Management Team

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N _____ - 2022

SCOTT COUNTY BOARD OF SUPERVISORS

March 31, 2022

A RESOLUTION APPROVING THE CONTRACT FOR ARCHTECTURAL SERVICES FOR THE REPLACEMENT ROOF AT THE SCOTT COUNTY JAIL WITH WOLD ARCHITECTS AND ENGINEERS IN THE AMOUNT OF \$30,398.00 PLUS REIMBURSABLE EXPENSES.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the contract for architectural services for the replacement roof at the Scott County Jail with Wold Architects and Engineers in the amount of \$30,398.00 is hereby approved.

Section 2. That the Facility and Support Services Director is hereby authorized to sign the contract on the Board's behalf.

Section 3. This resolution shall take effect immediately.