



Date May 6, 2024

**APPROVING GUARANTEED MAXIMUM PRICE AMENDMENT WITH
RYAN COMPANIES US, INC. FOR CONSTRUCTION
MANAGER AT RISK SERVICES FOR THE
DES MOINES FIRE STATION NO. 4 REPLACEMENT,
NOT TO EXCEED \$239,705.46**

WHEREAS, on June 14, 2022, the Governor of Iowa signed SF 183 which created Chapter 26A of the Iowa Code, Guaranteed Maximum Price Contracts, allowing for a governmental entity to follow the process set out in Chapter 26A to select a construction manager at risk for the construction of public improvements and providing for a guaranteed maximum price; and

WHEREAS, on April 11, 2023, the City Council authorized issuance of a Notice of Intent (NOI) to Enter into a Guaranteed Maximum Price Contract for Des Moines Fire Station No. 4 Replacement, including the City's selection criteria and further authorized staff to proceed in accordance with Chapter Iowa Code Chapter 26A, including issuing Request for Qualifications (RFQ), and Request for Proposals (RFP) to procure a Construction Manager at Risk (CMR), for the Des Moines Fire Station No. 4 Replacement, including the process of securing a guaranteed maximum price contract in accordance with Chapter 26A of the Iowa Code for recommendation to the City Council; and

WHEREAS, following the requirements of Chapter 26A, staff prepared and issued a Notice of Intent (NOI), Request for Qualifications (RFQ), and Request for Proposals (RFP) to procure a Construction Manager at Risk (CMR) process for the Des Moines Fire Station No. 4 Replacement and the selection committee evaluated responses to the RFQ and RFP in accordance with criteria set forth therein and interviewed three firms; and

WHEREAS, the selection committee selected and recommended the proposal submitted by Ryan Companies US, Inc. for Construction Manager-At-Risk Services for the Des Moines Fire Station No. 4 Replacement; and

WHEREAS, on October 23, 2023, the City Council authorized and approved an agreement with Ryan Companies US, Inc. for construction manager at risk services for the Des Moines Fire Station No. 4 Replacement, with preconstruction services, not to exceed \$239,705.46; and

WHEREAS, Ryan Companies US, Inc. is required to perform construction bid packaging and subcontractor procurement in compliance with the requirements of Iowa Code Chapter 26A:

WHEREAS, this Guaranteed Maximum Price Amendment also amends the Agreement so that if there is more than one Guaranteed Maximum Price Proposal submitted for the Project, then each subsequent proposal will incorporate the prior agreed upon Guaranteed Maximum Price to ensure there is one cumulative Guarantee Maximum Price for the Project; and

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WHEREAS, this is a first Guaranteed Maximum Price proposal which is to allow for the early procurement of long-lead time electrical equipment to expedite the construction schedule for the Project; and

WHEREAS, additional Guaranteed Maximum Price proposals are anticipated which if accepted and approved by the City Council, will incorporate the prior agreed upon Guaranteed Maximum Price to ensure that is one cumulative Guarantee Maximum Price for the Project; and

WHEREAS, staff is recommending approval of the Guaranteed Maximum Price Amendment with Ryan Companies US, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE DES MOINES CITY COUNCIL:

1. That the Guaranteed Maximum Price Amendment for the Des Moines Fire Station No. 4 Replacement between the City of Des Moines and Ryan Companies US, Inc., Michael R. McElroy, President, 533 South Third Street, Suite 100, Minneapolis, Minnesota, 55415, for an amount not to exceed \$239,705.46 for the procurement of long-lead time electrical equipment, a copy of which is on file with the City Clerk, is hereby approved and the Mayor is hereby authorized and directed to execute, said amendment for and on behalf of the City of Des Moines, Iowa.

(City Council Letter Number 24-194 attached)
Activity ID 10-2023-001

Moved by _____ to adopt. Second by _____

FORM APPROVED: s/Kathleen Vanderpool
Kathleen Vanderpool
Deputy City Attorney

SLN Funding Source: 2024-25 CIP, Page 35, Fire Station 4, BL136, Being: Ground Emergency Medical Transportation Funds transferred from 2024-25 CIP, Page 23, Fire Building Improvements, BL063

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| BOESEN | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| MANDELBAUM | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk