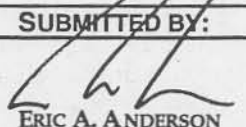


**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-067
FEBRUARY 19, 1996 AGENDA**

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
POLICE/FIRE DISPATCH REMODELING	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD E. SMITH CITY ENGINEER	 ERIC A. ANDERSON CITY MANAGER

SYNOPSIS —

On February 5, 1996, the City received and filed the bids for the Police/Fire Dispatch Remodeling. Staff was directed to work with the architect to determine the difference between the bids and estimate, and what modifications could be made to bring the project closer to the original budget. The low bid for this project is \$327,400. The bid is \$49,657 over the December 10, 1995, Statement of Probable Cost of \$277,743.

Staff of the Police Department, Engineering Department, and the architects met and discussed possible modifications to the project to bring it closer to budget. After discussing options, the following modifications are recommended in the project. These modifications will not significantly impact the operation of the facility as designed. The modifications would be made as change orders to the project after Council approves the low bid and authorizes construction.

1. Reduce the quantity of sound control panels to be furnished by 33 percent.	\$ 468
2. Delete carpet, paint, and base at rooms 101, 102, 103. Delete carpet at room 120. Patch existing VCT. Delete two color VCT scheme at rooms 112, 116, 116A, 116B, 117, 118, 119.	2,025
3. Delete communicators at 116A and 116B.	865
4. Furnish locally fabricated detention fencing in lieu of prefabricated at 116A and 116B.	1,153
5. Delete tackboard and markerboard at 116B	420
6. Delete base cabinet in 116B. Furnish countertop.	207
7. Delete base cabinet in 117. Furnish countertop.	240
8. Change window sills from Corian to plastic laminate.	109
9. Delete marble wainscot in 112.	1,979
10. Delete marble base; furnish 6" vinyl base.	1,109
11. Delete marble wainscot in 111.	598
12. Delete glass block at 116A.	2,250
13. Change partial height partitions at 110/111 to drywall in lieu of millwork.	534
14. Delete fire extinguishers and cabinets.	375
15. Finish existing partition in 104.	260
16. Delete sidelights at doors 112, 117, 116-1, 116-2, 119, and 120.	945
17. Reuse existing toilet fixtures.	738
18. Delete supply and return air ductwork from holding pen and reduce polycarbonate to 4' strip installed 3' above finish floor.	1,236
19. Furnish 3" Thermafiber sound batts.	192
20. Furnish Eclipse ceiling tile to Omni.	640
21. Delete removal of existing windows at holding area and replace missing glazing. Cover windows with detention fencing.	<u>1,094</u>
TOTAL	\$17,437

FISCAL IMPACT —

The low bid for the project is \$327,400—\$205,000 remains in CIP account code 345942, page 133. Other funds, identified by Police Department staff, which will be transferred to the 345942 account to cover the additional expense are: account code 349548, page 132, Police Academy, in the amount of \$36,000, and account code 341743, page 138, Sidewalk and Step Replacement at Municipal Courts Building in the amount of \$75,000. The deduct from the base bid for changes listed, plus the funds from the two accounts noted result in a total cost for the project in the amount of \$309,963, with total funds available of \$316,000 after transfers.

RECOMMENDATION —

Award of this construction contract to Venter Spooner, Inc. on the base bid without the add alternate. The change order will occur after execution of the contract and prior to the notice to proceed.

BACKGROUND —

A number of reasons were discussed with the architects as to why the bids on the project were over the estimate by approximately \$50,000. Based upon some additional work with the bidders, the architect believes the following factors contributed to a project construction estimate below the actual bid.

- At least five other projects which bid the same day: two new grocery stores, a church renovation, and two City skywalk bridges (which bid at the exact time and place as Police/Fire).
- Due to its complex nature, this project was not the most attractive for a contractor to bid. Since there was an abundance of other work, many potential bidders and subcontractors probably chose not to pursue this project.
- There was difficulty in quantifying accurate costs for temporary enclosures, partitions, and operational procedures, etc. required by the contractor for the multiple phases of this project, and for the type of remodeling it demands (work that takes place immediately adjacent, and occasionally, over the top of people with vital work functions). While the architect's documents show a recommended method for temporary enclosure, there is no way to gauge what a contractor will include as a factor of safety in their bid so they are covered financially. Although the architect's cost statement included a conservative amount for this work, the architects may have underestimated the cost for this and other precautionary measures which are incidental to a project of this nature.
- The architect engaged a cost consultant for this project to specifically help identify and control costs. Even the cost consultant had difficulty judging the effects of the volatile bidding climate which exists in Des Moines.