

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

ITEM _____

CITY COUNCIL COMMUNICATION 96-523
DECEMBER 16, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
1996-97 CIP AUTHORIZATION TO PROCEED ON VARIOUS BUILDING IMPROVEMENT PROJECTS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD E. SMITH CITY ENGINEER

SYNOPSIS —

Council authorization to proceed is requested for the following building improvement projects:

1. Argonne Armory Air Quality Improvements
2. Archival Storage - Third & Court Parking Garage
3. Police Station Cooling Tower
4. Municipal Buildings Mechanical System Interconnection
5. Municipal Offices - Interior Remodeling
6. Police Station Building Maintenance Upgrades
7. Botanical Center Dome HVAC Upgrade
8. Botanical Center Mechanical Improvements
9. Community Center Improvements

FISCAL IMPACT —

Total cost for the projects is \$754,000. Funding for these projects is included in the adopted 1996-97 CIP.

RECOMMENDATION —

Authorize the City Manager to proceed with the projects as outlined herein.

BACKGROUND —

On October 21, 1996, by Roll Call No. 96-3597, the City Council adopted the 1996-97/2001-2002 CIP. I hereby request Council authorization to proceed with these Capital Improvements Projects.

1. Argonne Armory Air Quality Improvements, page 124 in the adopted CIP - \$120,000 estimated cost. This project will provide for much needed improvements to the heating, ventilating, and air conditioning (HVAC) system in Argonne Armory. An industrial hygiene consultant has determined that carbon dioxide levels in various offices are exceeding OSHA recommended levels. The existing HVAC equipment for the second floor is extremely old and needs to be updated to provide adequate make-up air. A consultant will be utilized for design assistance and construction will be through a private contract.
2. Archival Storage - Third & Court Parking Garage, page 129 in the adopted CIP - \$15,000 estimated cost. This project would provide for the finishing of unused space in the Third & Court Avenue Parking Garage in order to provide storage space for City records. This project will be completed utilizing City crews.

3. Police Station Cooling Tower, page 140 in the adopted CIP - \$60,000 estimated cost. This project provides for installation of a Frick 125-ton cooling tower in the Police Station. Design will be done by a consultant. Construction will utilize a mechanical contractor.
4. Municipal Buildings Mechanical System Interconnection, page 152 in the adopted CIP - \$90,000 estimated cost. This project provides for the upgrade of controls and connection of the mechanical controls for heating and cooling with the HVAC computer located in the Argonne Armory, interconnecting various buildings, including the community centers, Botanical Center, Parks Department offices, Police Station, and Police Academy. This interconnection will allow staff to monitor and operate the HVAC systems in the various buildings from the central HVAC computer in the Armory, resulting in increased energy efficiency while decreasing the amount of time staff spends going to the various buildings to monitor equipment and investigate heating and cooling complaints. A consultant will be utilized for design services. A telecommunications contractor will assist City crews with installation.
5. Municipal Offices - Interior Remodeling, page 154 in the adopted CIP - \$50,000 estimated cost. This project provides for a continuing program of small remodeling projects, including mechanical and electrical projects, in various municipal buildings to make them more functional and attractive for modern office operations. A consultant may be retained to provide electrical and mechanical design services if needed. City crews will do all construction.
6. Police Station Building Maintenance Upgrades, page 156 in the adopted CIP - \$21,000 estimated cost. This project provides for building maintenance upgrades at the Police Station, to include replacing the sump pump in the boiler room and a condensate return duplex pump, rebuilding several steam traps for the boiler, and repairing and retiling the watch office floors. Plumbing problems have arisen in the third floor restrooms which necessitate changing priority and remodeling these restrooms and replacing the plumbing instead of repairing and retiling the watch office floors. All design and construction will be done with City forces with some minor electrical and mechanical design assistance from a consultant.
7. Botanical Center Dome HVAC Upgrade, page 180 in the adopted CIP - \$12,000 estimated cost. This project provides for replacement of 13 exhaust shutters, damper motors, and nonfunctioning control linkages serving as the primary exhaust system for the Botanical Center dome. New equipment will include heavy duty aluminum air foil control dampers, heavy duty damper motors with auxiliary switches, and related linkages. This project includes installation of new equipment, as well as disposal of the old shutters. A consultant will be needed for design and construction will require the services of a mechanical contractor.
8. Botanical Center Mechanical Improvements, page 182 in the adopted CIP - \$111,000 estimated cost. This project provides for improvements to the HVAC systems at the Botanical Center, to include installation of a new boiler, air compressor, and cooling pads; electrical improvements; painting; and labeling the boiler room according to OSHA specifications. This is an older structure requiring constant maintenance to keep it operational and safe. The Building Services Division has identified these needs as critical to the proper functioning of the structure and to the safety and welfare of building occupants. Upgrading and modernizing the equipment to function more efficiently and with a greater level of safety will reduce operational cost. A mechanical consultant will provide design services and a mechanical contractor will be utilized for installation.
9. Community Center Improvements, page 195 in the adopted CIP - \$275,000 estimated cost (four-year program). This project provides for various building repairs, renovations, and improvements to the five neighborhood community centers, including: painting, carpeting,

mechanical system improvements, and miscellaneous structural and/or lighting improvements. This project also includes miscellaneous door and window repairs or replacements, ceiling tile repairs, equipment replacement, and furniture restoration or replacement, and may include replacement of lost, damaged, or destroyed recreation and sports equipment used in various community center programs which serve the public. Much of this work will be done utilizing City crews.