

Meeting Agendas/Info

CITY COUNCIL
COMMUNICATION:

ITEM _____

01-120

OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA

AGENDA:

MARCH 12, 2001

SUBJECT:

CITY HALL AND
ARMORY SECURITY
SYSTEM

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

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CITY ENGINEER

DONALD TRIPP
PARK AND
RECREATION
DIRECTOR

SYNOPSIS -

On August 29, 2000, the City received bids for the City Hall and Armory Security System. Bids were received from five bidders with the low bid being 32 percent under the engineer's estimate. This report explains the staff's recommendation to reject all bids and proceed with a Request for Proposals (RFP) process to complete the work.

FISCAL IMPACT -

Funding of \$300,000 includes \$100,000 Homestead Rebate from the State of Iowa, and \$200,000 transfer of General Obligation bonds - \$100,000 from Index Code 345843, Argonne Armory Remodeling; \$78,000 from Index Code 340141, Municipal Offices - Interior Remodeling; and \$22,000 from Index Code 347443, Municipal Buildings - HVAC (Heating, Venting and Air Conditioning), Electrical, and Plumbing Improvements.

RECOMMENDATION -

Reject all bids and proceed with an RFP process to complete the work.

BACKGROUND -

This project was initially bid as a public improvement. The bid documents required an equipment and service submittal by the low bidder and a review by the consultant. The consultant recommended rejection of the low bidder. Subsequently, the submittal and review of the second low bidder was completed. The consultant also recommended the rejection of the second low bidder. A further analysis of the bids determined a large fluctuation in price among the bids and a clear misunderstanding by the bidders of the specifications required for this security

system. Therefore, staff has concluded that the City's interest would best be served if this project were reissued as a Request for Proposals (RFP), where bidders can make their recommendations for a complete security system. In addition, an RFP will allow the City to better determine a contractor's long-term service and equipment capabilities.