



Council Communication

Office of the City Manager

Date

October 9, 2006

Agenda Item No. **7B**
Roll Call No. **06-**
Communication No. **06-641**
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Ordering construction of the following: 5th & Keo Parking Garage Lighting Replacement – receiving bids, (10-24-06), and setting date of hearing, (11-6-06). (Construction Estimate - \$330,000).

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement utilizing the method of financing referenced below. The project includes the removal and replacement of the existing lighting system in the 5th & Keo Parking Garage. Structural repairs have been recently completed in the first four parking levels of the 5th & Keo Parking Garage under a separate contract. The structural repairs on the remaining four levels are currently under design and will be presented to Council to establish a bid date in January 2007. This contract will remove and replace the lighting fixtures and conduits on the first three levels, where structural repairs have been completed, with a more energy efficient lighting system, and will replace the lighting in the remainder garage after the structural repairs have been completed. The existing lighting system is nearing the end of its design life and should be replaced within the next few years. The proposed lighting system will meet current building code standards, including emergency lighting on each parking level and the stairwells in case of a power failure. This system is similar to the lighting system installed in the recently opened 8th and Mulberry Parking facility.

FISCAL IMPACT:

Amount: \$330,000 City Engineer's Estimate

Funding Source: 2006-2007 CIP, Page Parking-6, Parking Facility Maintenance Program, PKG016, Parking System Revenue

ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 5th & Keo Parking Garage lighting replacement, 04-2007-005. The improvement includes the removal of the existing lighting and associated systems, supply and install lighting fixtures and associated systems, traffic control and mobilization all in accordance with the contract documents, including Plan Files 467-084/093 in the 5th and Keo Parking Garage, 525 5th Avenue, Des Moines, IA.

The estimated construction cost is \$330,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the City Engineer's Office.

PREVIOUS COUNCIL ACTION(S):

Date: August 22, 2005

Roll Call Number: 05-2100

Action: On 5th and Keo Parking Garage Rehabilitation: Resolution approving plans, specifications, form of contract documents, Engineer's estimate and designating lowest responsible bidder as Cramer and Associates, Inc., (Robert Cramer, President/CAO, DSM), \$1,181,935. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Public hearing, receive and file bids, designate lowest bidder, approve contract and bond. Partial payments to the contractor and final acceptance of work.