



Council Communication

Office of the City Manager

Date

October 9, 2006

Agenda Item No. 67
Roll Call No. 06-
Communication No. 06-642
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Fire Station No. 8 Renovation: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Bergstrom Construction, Inc., Tom Gorgas, President, \$451,000.

SYNOPSIS:

This is a public hearing to allow for public input on the Fire Station No. 8 Renovation and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for a major renovation of Fire Station No. 8 at 1249 McKinley Avenue. The kitchen, office, and other related interior spaces are being remodeled. A fire suppression system is being provided throughout the building. The roof insulation will be increased and the roof membrane will be replaced, HVAC ductwork will be insulated, the doors, windows, and lighting will be replaced to improve the energy efficiency of the facility. Staff recommends acceptance of the two add-alternates included in the proposal being: 1) Solar water heater at \$17,000 and 2) Employee parking at \$49,000 which are included in the proposed \$451,000 construction contract amount. These improvements will provide a more energy efficient facility consistent with the City Council policy on energy conservation.

FISCAL IMPACT:

Amount: \$451,000 Construction Contract (Construction Estimate - \$443,900).

Funding Source: 2006-2007 CIP, Page Fire-6, Fire Station Remodeling, FIR016, Various Funding, Being: \$369,667 in FY 2006 G. O. Bonds from FIR016 with a transfer of \$81,333 in FY 2006 G. O. Bonds from Building Reroofing - Fire Stations, FIR018

ADDITIONAL INFORMATION:

On September 11, 2006, under Roll Call No. 06-1738, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Fire Station No. 8 Renovation. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for construction of the Fire Station No. 8 Renovation, 10-2006-005. The improvement includes remodeling of the existing fire station, including mechanical, plumbing, electrical, interior finishes, cabinetry, terrazzo, new door and hardware, fire protection system, masonry, exterior concrete, roofing, signage and other related work; in accordance with the contract documents, including Plan File Nos. 466-110/126 at Fire Station No. 8, 1249 McKinley Avenue, Des Moines, Iowa. Two add-alternates are also included for a solar water heater and employee parking.

Sealed bids for said improvement were submitted by the following bidders:

Bergstrom Construction, Inc., Des Moines, IA, Bid read under advisement – see bid tabulation.
Rochon Corporation of Iowa, Inc., Urbandale, IA, Bid read under advisement – see bid tabulation.
Brocon Services LLC, Johnston, IA, Bid read under advisement – see bid tabulation.
Russell Construction Co., Inc., Urbandale, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D Ray Drive, Des Moines, Iowa at 11:00 a.m. on September 26, 2006, and the bid received from Bergstrom Construction, Inc., Tom Gorgas, President, 1719 Hull Avenue, Des Moines, IA, 50313, was read under advisement because Bergstrom Construction, Inc. did not include its Public Registration Number on Proposal Part G – Identity of Bidder as required. Proposal Part G states that failure to provide said number will result in the bid being read under advisement, and a contract will not be executed until the Contractor is registered with the Iowa Department of Labor.

Engineering Department Staff has verified with the Iowa Department of Labor that Bergstrom Construction, Inc.'s Public Registration Number is 98339-05; and after further review, the Engineering and Legal Departments have determined that this was a minor irregularity that could be waived by the City Council.

After discussion with the Fire Department, the City Engineer recommends acceptance of the two add-alternates included in the proposal being: 1) Solar water heater at \$17,000 and 2) Employee parking at \$49,000, which are included in the recommended \$451,000 construction contract amount.

The City Engineer has determined that the lowest responsible, responsive bid for the construction of said improvement was submitted by Bergstrom Construction, Inc., Tom Gorgas, President, 1719 Hull Avenue, Des Moines, IA, 50313 in the amount of \$451,000. The Finance Director has determined that funds are available as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: September 11, 2006

Roll Call Number: [06-1738](#)

Action: Fire Station No. 8 Renovation - Receiving of bids, (9-26-06), and Setting date of hearing, (10-9-06). (Construction Estimate - \$443,900). ([Council Communication No. 06-588](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.