



# Council Communication

Office of the City Manager

Date

November 6, 2006

Agenda Item No. 5A  
Roll Call No. 06-  
Communication No. 06-691  
Submitted by: **Jeb E. Brewer, P.E.**  
City Engineer

## AGENDA HEADING:

Ordering construction of the following: 4500 Grand Avenue Reroofing – Receiving bids, (11-21-06), and Setting date of hearing, (12-4-06). (Construction Estimate - \$102,600).

## SYNOPSIS:

Recommend the City Council proceed with construction utilizing the method of financing referenced below. The improvement includes reroofing the former Science Center Building in Greenwood Park including tearing off the existing roof down to the concrete roof deck and installing new tapered insulation and an approximately 14,000 SF fully-adhered single-ply roofing membrane. Park and Recreation staff has been negotiating with Polk County Conservation/RDG Greenwood Studio to develop a 28E Agreement for the reuse of the former Science Center based on the conceptual plan submitted in response to the RFQ. The Director of the Polk County Conservation Board has requested additional time to complete a feasibility study and fundraising efforts, prior to finalization of the 28E Agreement. In the interim it is imperative that the City proceed with the repair and reconstruction of the roof to prevent any further deterioration of the building. The City Council should set dates to receive bids and hold a public hearing as required by Iowa Code.

## FISCAL IMPACT:

Amount: \$102,600 City Engineer's Estimate

Funding Source: 2006-2007 CIP, Page Building-15, Municipal Building Reroofing, BLD044, various funding, being:

- \$25,000 in G. O. Bonds from BLD044,
- \$25,000 transfer of available balance in G. O. Bonds from BLD111, Parking Lot Rehabilitation, Page Building-16,
- \$52,600 transfer in G. O. Bonds from BLD074, HVAC, Electrical, and Plumbing Improvements, Page Building-12.

## ADDITIONAL INFORMATION:

By Roll Call 05-2720 on November 7, 2005 City Council authorized Park and Recreation staff to begin negotiations with Polk County Conservation/RDG Greenwood Studio to develop a 28E Agreement for the reuse of the former Science Center based on the conceptual plan submitted in response to the RFQ issued on July 25, 2005 for use of the former Science Center of Iowa building in Greenwood/Ashworth Parks. The proposal provided for collaboration between Polk County Conservation Board and

Greenwood Studios, which is an integration of art and science, but also anticipates the building could provide a venue for other public uses to include but not limited to:

- Visitor Center, trailhead, art studio, lectures, presentations, classes, demonstrations, exploration.
- Editing suite to create film using the environment.
- Working with at-risk youth.
- “Conservation Colony” bringing conservation groups together.
- Collaborating with the Art Center.

On July 21, 2006, the City of Des Moines was informed by the Director of the Polk County Conservation additional time was needed to complete a feasibility study and fundraising efforts, prior to finalization of the anticipated 28E Agreement. In the interim, it is imperative that the City proceed with the repair and reconstruction of the roof to prevent any further deterioration of the building.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the 4500 Grand Avenue Reroofing, 10-2006-008. The improvement includes reroofing of the existing building, (approximately 14,000 SF) including tear-off to the concrete roof deck, installation of new tapered insulation and a fully-adhered single-ply membrane with required accessories, flashings & copings, and abatement of asbestos at roof penetrations.

The estimated construction cost for this improvement is \$102,600. 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: November 7, 2005

Roll Call Number: 05-2720

Action: Negotiation with Polk County Conservation Board (PCCB) and RDG Greenwood Studios to develop Intergovernmental 28E Agreement for reuse of the old Science Center Facility for conservation and art uses. ([Council Communication No. 05-623](#)) 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.