



# Council Communication

Office of the City Manager

Date December 4, 2006

Agenda Item No. 52  
Roll Call No. 06-  
Communication No. 06-766  
Submitted by: Jeb E. Brewer, P.E.  
City Engineer

## AGENDA HEADING:

Hearing on 4500 Grand Avenue (the former Science Center building) Reroofing: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Academy Roofing & Sheet Metal Co., 6361 NE 14th Street, Des Moines, IA, 50301, John McDermott, CEO, \$129,000.

## SYNOPSIS:

This is a public hearing to allow for public input on the 4500 Grand Avenue Reroofing and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The improvement includes reroofing the former Science Center Building in Greenwood Park including tear-off of the existing roof to the concrete roof deck and installation of new tapered insulation and approximately 14,000 s.f. 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.

## FISCAL IMPACT:

Amount: \$129,000 Construction Contract (Construction Estimate - \$102,600)

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

- A transfer of \$25,000 of available balance in G. O. Bonds from BLD111, Parking Lot Rehabilitation, Page Building-16,
- A transfer of \$52,000 in G. O. Bonds from BLD110, Energy Conservation, Page Building-10,
- A transfer of \$52,000 in G. O. Bonds from BLD074, HVAC, Electrical, and Plumbing Improvements, Page Building-12

## ADDITIONAL INFORMATION:

On November 6, 2006, under Roll Call No. 06-2158, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 4500 Grand Avenue Reroofing. 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 4500 Grand Avenue Reroofing, 10-2006-008. The improvement includes reroofing of the existing building, approximately 14,000 SF, including tear-off to concrete roof deck; installation of new tapered insulation and fully adhered single-ply membrane with required accessories, flashings & copings; and abatement of asbestos at roof penetrations at the former Science Center Building in Greenwood Park, 4500 Grand Avenue, Des Moines, Iowa.

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

- Academy Roofing & Sheet Metal Co., Des Moines, IA
- Central States Roofing, Ames, IA
- Iowa Roofing Company, Des Moines, IA
- R. L. Craft Inc., Denison, IA
- Stock Roofing Company LLC, Minneapolis, MN - Bid read under advisement - see bid tabulation. Bailey Roofing Contractor, 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 3:00 p.m. on November 27, 2006.

The City Engineer has determined that the lowest responsible, responsive bid for the construction of said improvement was submitted by Academy Roofing & Sheet Metal Co., in the amount of \$129,000. The Finance Director has determined that funds are available as stated above.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: November 6, 2006

Roll Call Number: 06-2158

Action: Ordering construction of 4500 Grand Avenue Reroofing – Receiving of bids, (11-21-06), and Setting date of hearing, (12-4-06). (Construction Estimate - \$102,600). (Council Communication No. 06-691) Moved by Vlassis to adopt. Motion Carried 6-0.

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:**

Partial payments to the contractor and final acceptance of work.