



# Council Communication

Office of the City Manager

Date February 26, 2007

Agenda Item No. 6B  
Roll Call No. 07-  
Communication No. 07-106  
Submitted by: Jeb E. Brewer, P.E.  
City Engineer

## AGENDA HEADING:

Ordering construction of the following: Glendale/West Zone Maintenance Facility - Receiving bids, (3-13-07), and Setting date of hearing, (3-26-07). (Construction Estimate - \$739,200).

## SYNOPSIS:

Recommend the City Council proceed with construction of the improvement utilizing the method of financing referenced below. The proposed Glendale/West Zone Maintenance Facility will be located at Glendale Cemetery and will combine Park & Recreation Department maintenance staff and equipment currently located in Greenwood Park and Glendale Cemetery. Combining the two maintenance operations will reduce operating costs and improve maintenance equipment utilization. In addition, relocating the Greenwood Park maintenance operation and demolishing the existing maintenance facility is a recommendation of the adopted Greenwood Park Master Plan. The existing maintenance buildings at Glendale Cemetery and Greenwood Park are wood framed construction built in the early 1930s and have deteriorated over the years. Neither building meets current building code requirements and do not provide adequate covered storage space for the 19 staff members and mowing and maintenance equipment worth approximately one million dollars. The proposed new construction includes two, single story wood frame, non-sprinklered, maintenance facility buildings with corrugated galvanized steel panel walls and roof. Leadership in Energy and Environmental Design (LEED) certification for this new facility is required to ensure it meets energy performance and environmental responsibility standards. This will be the first LEED Certified building owned by the City of Des Moines. The City Council should set dates to receive bids and hold a public hearing as required by Iowa Code.

## FISCAL IMPACT:

Amount: \$739,200 City Engineer's Estimate

Funding Source: 2006-2007 CIP, Page Park-13, Park Building Improvements, PKS143, G. O. Bonds, Being: \$339,200 in G. O. Bonds from PKS143 and \$400,000 in G. O. Bonds from PKS138, Cemetery Infrastructure and Improvements, Page Parks-4

## ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Glendale/West Zone Maintenance Facility, 11-2006-005. The improvement includes new construction of two, single story wood frame, non-sprinklered, maintenance facility buildings with corrugated galvanized steel panel walls and roof. Building One has 1,080 SF office space, 1,408 SF heated storage and 2,751 SF unheated storage. Building Two is 2,432

SF covered storage. LEED (Leadership in Energy and Environmental Design) certified rating level is required. All work in accordance with the contract documents including Plan File Nos. 469-052/078 at Glendale Cemetery, 4903 University Avenue, Des Moines, Iowa.

The estimated construction cost is \$739,200. 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: October 9, 2006

Roll Call Number: 06-1954

Action: Approving Professional Services Supplemental Agreement No. 1 with Shiffler Associates Architects, P.C. for additional design services for the West Zone Maintenance Facility, \$19,700. ([Council Communication No. 06-640](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

Date: January 23, 2006

Roll Call Number: 06-123

Action: Approving Professional Services Agreement with Shiffler Associates Architects for new West Zone Maintenance Facility, not to exceed \$37,500. ([Council Communication No. 06-039](#)) Moved by Brooks to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.