



Council Communication

Office of the City Manager

Date

March 12, 2007

Agenda Item No. 7B
Roll Call No. 07-
Communication No. 07-134
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Ordering construction of the following: 5th & Keo Parking Garage Rehabilitation - Phase 2 - Receiving bids, (3-27-07), and Setting date of hearing, (4-9-07). (Construction Estimate - \$864,500).

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement utilizing the method of financing referenced below. This project provides for the second and final phase of repair and rehabilitation of the 5th & Keo Parking Garage to address deterioration that has occurred. The preventative maintenance is necessary to preserve the City's investment in this parking structure and restore its structural integrity. The construction contract for the first phase of repair and rehabilitation work was awarded in August 2005 and is nearly completed.

FISCAL IMPACT:

Amount: \$864,500 (City Engineer's Estimate)

Funding Source: 2007-2008 CIP, Page Parking-6, Parking Facility Rehab/Repair Program, PKG016, Parking System Revenue

ADDITIONAL INFORMATION:

On August 22, 2005, under Roll Call No. 2100, the City Council awarded the contract for the 5th and Keo Parking Garage Rehabilitation, Phase 1 to Cramer and Associates, Inc., Robert Cramer, President/CAO, 990 NE 44th Avenue, Des Moines, Iowa 50313 in the amount of \$1,181,935. Work on this contract is substantially complete, and only minor cleanup items remain to be finished. The repair and rehabilitation work on the 5th and Keo Parking Garage was divided into two contracts because funding was not available in 2005 to complete all the necessary repairs. The phase one work provided for major structural repairs on the lower levels where the most extensive work was needed. The phase two work will complete the structural repairs on the upper levels, and then apply a new protective traffic coating on all the levels.

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 Rehabilitation - Phase 2, 04-2007-006. The improvement includes partial depth floor repairs, overhead PC plank repair, expansion joint replacement, crack and joint seal, remove and replace 1"-1.5" joint, tool and seal control joints, cove sealant, traffic topping, supplemental reinforcement supply and install, painting structural steel, floor drains and piping, drywall repair, fireproofing repair and traffic paint markings in accordance with

the contract documents, including Plan Files 472-053/064 at the City of Des Moines Parking Garage, 5th Avenue and Watson Powell Jr. Parkway, Des Moines, IA.

The estimated construction cost is \$864,500. 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: January 8, 2007

Roll Call Number: 07-019

Action: [Approving](#) Professional Services Supplemental Agreement No. 1 with Walker Parking Consultants for design and construction phase services for the Parking System Structural Evaluation and 5th and Keo Parking Garage Rehabilitation, \$74,000. ([Council Communication No. 07-003](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

Date: August 22, 2005

Roll Call Number: 05-2099

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.

Date: August 22, 2005

Roll Call Number: 05-2100

Action: Approving contract and bond and permission to sublet. Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 28, 2005

Roll Call Number: 05-659

Action: Approving Professional Services Agreement with Walker Parking Consultants for Parking System Structural Evaluation, and 5th & Keo Parking Garage Rehabilitation Design/Construction Phase Services, not to exceed \$281,700. ([Council Communication No. 05-167](#)) Moved by Coleman 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.