



Council Communication

Office of the City Manager

Date

March 26, 2007

Agenda Item No. 50
Roll Call No. 07-
Communication No. 07-162
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Glendale/West Zone Maintenance Facility: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Venter Spooner, Inc., Daniel Venter, President, \$742,700.

SYNOPSIS:

This is a public hearing to allow for public input on the Glendale/West Zone Maintenance Facility and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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 1930's and have deteriorated over the years. Neither building meets current building code requirements and do not provide adequate covered storage space for the nineteen 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.

FISCAL IMPACT:

Amount: \$742,700 Construction Contract (\$739,200 City Engineer's Estimate)

Funding Source: 2006-2007 CIP, Page Park-13, Park Building Improvements, PKS143, G. O. Bonds, Being: \$342,700 in G. O. Bonds from PKS143 and \$400,000 in G. O. Bonds from PKS138, Cemetery Infrastructure and Improvements, Page Parks-4

ADDITIONAL INFORMATION:

On February 26, 2007, under Roll Call No. 07-316, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Glendale/West Zone Maintenance Facility. 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 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.

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

- Venter Spooner, Inc., Johnston, IA
- Pinnacle Construction Group, LLC, West Des Moines, IA, Bid read under advisement
- Koester Construction Co., Inc., Grimes, 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 March 13, 2007.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Venter Spooner, Inc., Daniel Venter, President, 6500 NW Beaver Drive, Johnston, IA, 50131-1307 in the amount of \$742,700, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: February 26, 2007

Roll Call Number: 07-316

Action: Ordering construction of the following: [Glendale](#)/West Zone Maintenance Facility – Receiving of bids, (3-13-07), and Setting date of hearing, (3-26-07). (Construction Estimate - \$739,200). ([Council Communication No. 07-106](#)) Moved by Hensley to adopt. Motion Carried 6-1.

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:

Partial payments to the contractor and final acceptance of work.