



Council Communication

Office of the City Manager

Date April 9, 2007

Agenda Item No. 54
Roll Call No. 07-
Communication No. 07-194
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on 5th & Keo Parking Garage Rehabilitation - Phase 2: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Western Waterproofing Co., Inc., William Bishop, President, \$749,379.60.

SYNOPSIS:

This is a public hearing to allow for public input on the 5th & Keo Parking Garage Rehabilitation - Phase 2 and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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: \$749,379.60 Construction Contract (\$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 March 12, 2007, under Roll Call No. 07-432, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 5th & Keo Parking Garage Rehabilitation - Phase 2. 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 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.

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

- Western Waterproofing Co., Inc., West Des Moines, IA, Bid read under advisement
- RAM Building Restoration and Waterproofing LLC., Minneapolis, MN
- The Truesdell Corporation, Phoenix, AZ
- Aduddell Industries - Restoration Division, St. Paul, MN
- Restoration Systems, Inc., Chaska, MN
- E & H Restoration, L.L.C., Davenport, IA, Bid read under advisement

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 27, 2007. The bid received from Western Waterproofing Co., Inc., William Bishop, President, 1829 Industrial Circle, West Des Moines, IA, 50265, was read under advisement because Western Waterproofing Co., Inc. attached the following items to its proposal:

1. Approved Applicator Certification Letter - For Iso-Flex Waterproofing Systems by LymTal International, Inc.
2. Certificate of Approved Applicator For Iso-Flex Products.
3. Sample Warranty Form for LymTal Deck Coating Systems.
4. Approved Applicator Agreement for LymTal Deck Coating Systems.
5. Letter from Western Waterproofing indicating they will be the "Single Installer" of all waterproofing items. Letter also describes by bid item the work to be performed by Western Waterproofing and designated subcontractors.
6. Letter from Western Waterproofing indicating Acceptable Previous Work on Walker Projects with attachments.

Engineering Department Staff has reviewed said additional information attached to the proposal submitted by Western Waterproofing Co., Inc., and determined that: 1) Iso-Flex 760 U HL AR and 760 U AL by LymTal are approved Traffic Toppings under the contract specifications and the other information submitted by Western Waterproofing Co., Inc. regarding subcontractors and 2) previous project references would have been requested by the Engineering Department prior to contract award; therefore, said attached items do not condition or alter the bid submitted by Western Waterproofing Co., Inc. After further review, the Engineering and Legal Departments have determined that said additional information attached to the proposal submitted by Western Waterproofing Co., Inc., is a minor irregularity that can be waived by the City Council.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Western Waterproofing Co., Inc., William Bishop, President, 1829 Industrial Circle, West Des Moines, IA, 50265 in the amount of \$749,379.60, 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: March 12, 2007

Roll Call Number: 07-432

Action: Ordering construction of the following: [5th](#) & Keo Parking Garage Rehabilitation-Phase 2 – Receiving of bids, (3-27-07), and Setting date of hearing, (4-9-07). (Construction Estimate - \$864,500.) ([Council Communication No. 07-134](#)) Moved by Mahaffey to adopt. Motion Carried 6-1

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:

Partial payments to the contractor and final acceptance of work.