



Council Communication

Office of the City Manager

Date

October 8, 2007

Agenda Item No. **5B**
Roll Call No. **07-**
Communication No. **07-607**
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Ordering construction of the following: ADA Phase 1 Interior Remodeling - Receiving bids, (11-6-07), and Setting date of hearing, (11-19-07). (Construction Estimate - \$297,125).

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. A study of City of Des Moines facilities was conducted to identify non-compliant physical barriers that did not meet Title II requirements of the Americans with Disabilities Act (ADA). The results of the study were compiled into the ADA Transition Plan, which was approved by the Access Advisory Board and the City Council. This project includes building interior remodeling to resolve non-ADA compliant items in the highest priority locations.

FISCAL IMPACT:

Amount: \$297,125 City Engineer's Estimate

Funding Source: 2007-2008 CIP, Page Buildings-4, ADA Modifications for Municipal Buildings, BLD042, G. O. Bonds

ADDITIONAL INFORMATION:

On July 23, 2007, under Roll Call No. 07-1463, the City Council approved a resolution to reject bids for ADA Transition Plan Improvements - Phase 1 because no bids were received, and to close the hearing on the plans, specifications, form of contract documents and engineer's estimate. The City Engineer contacted the five general contractors that obtained bidding documents to determine why they did not bid the project. Based on these conversations, Engineering Staff has redesigned and repackaged the work into different, more attractive projects that limit the scope of the work done under each project. It is hoped that these changes will make the work more attractive to potential bidders, and the City Engineer now recommends that the project be rebid. The ADA Transition Plan Improvements - Phase 1 has been split into two construction contracts being the ADA Phase 1 Exterior Improvements (Activity ID10-2008-002) and ADA Phase 1 Interior Remodeling (Activity ID10-2008-001), both of which are on the October 8, 2007 agenda to authorize bids. In addition, several items will be purchased and installed by purchase order.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the ADA Phase 1 Interior Remodeling, 10-2008-001. The improvement includes building improvements to resolve non-ADA compliant items listed in the ADA

Transition Plan as approved by the Access Advisory Board; all work in accordance with the contract documents including Plan File Nos.474-086/108 at multiple locations, Pioneer-Columbus Community Center, Stone Park, Argonne Armory Building, City Hall, Four Mile Community Center, Gray's Lake, Logan Community Center, and SE/Chesterfield Community Center in Des Moines, Iowa.

The estimated construction cost is \$297,125. 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: July 23, 2007

Roll Call Number: [07-1463](#)

Action: [Resolution](#) to REJECT all bids and close the hearing on plans, specifications, form of contract documents and Engineer's estimate for ADA Transition Plan Improvements-Phase 1, (no bids were received). ([Council Communication No. 07-456](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 4, 2007

Roll Call Number: [07-1040](#)

Action: Ordering construction of the following: [ADA](#) Transition Plan Improvements- Phase 1 – Receiving of bids, (7-10-07), and Setting date of hearing, (7-23-07). (Construction Estimate - \$361,542). ([Council Communication No. 07-331](#)) Moved by Vlassis 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.