



# Council Communication

Office of the City Manager

Date

November 5, 2007

Agenda Item No. 5C  
Roll Call No. 07-  
Communication No. 07-665  
Submitted by: Jeb E. Brewer, P.E.  
City Engineer

## AGENDA HEADING:

Ordering construction of the following: Police Station Emergency Generator - Receiving bids, (12-4-07), and Setting date of hearing, (12-17-07). (Construction Estimate - \$650,000).

## 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. The existing emergency generator has been in service for a number of years, and recently has experienced some mechanical problems. The emergency generator needs to be replaced to ensure continued operation of public safety functions during power outages.

## FISCAL IMPACT:

Amount: \$650,000 City Engineer's Estimate (\$661,000 with Add Alternate)

Funding Source: 2007-2008 CIP, Page Building-18, Police Station Remodeling, BLD062, G. O. Bonds

## ADDITIONAL INFORMATION:

The existing Police Station emergency generator has been in service for a number of years and has recently experienced some mechanical problems. The emergency generator only provides about 25% of the total electrical power needed to operate the building. It provides emergency power for the Communications Center, Information/Records area, critical computer equipment, hallway, stairwells, elevators, and limited portions of some offices. It does not have adequate capacity to operate the HVAC systems. If there were an extended power outage, public safety operations could not continue in the Police Station due to the lack of heating and cooling, and would need to be relocated to other facilities.

This project would replace the existing emergency generator with a larger unit sized to back up the entire building facility. Since this will be a larger generator, numerous modifications to the building are required. The new generator will need to be located outside the building inside a weatherproof enclosure. Transfer switches will need to be added and the electrical distribution system will need to be reworked to accommodate the emergency load transfer equipment. Modifications to existing mechanical/storage rooms will be required to accommodate the new electrical equipment. The existing diesel fuel tank will be able to be reused to serve the new generator, but a new fuel delivery system will need to be designed.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Police Station Emergency Generator, 04-2007-015. The

improvement includes replacement of the existing emergency generator and main electrical distribution panel in the Police Station at 25 East First Street, Des Moines, Iowa.

The estimated construction cost is \$650,000. 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 9, 2007

Roll Call Number: [07-1250](#)

Action: Approving Professional Services Agreements for the following:

- (A) [Design](#) and construction phase services for Police Station Emergency Generator, Durrant Group, Inc., not to exceed \$55,000. ([Council Communication No. 07-398](#)) Moved by Hensley 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.