



Council Communication

Office of the City Manager

Date November 19, 2007

Agenda Item No. 59
Roll Call No. 07-
Communication No. 07-687
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on ADA Phase 1 Interior Remodeling: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Azcon Inc., Lawrence M. Wolinski, President, 11185 NW 52nd Avenue, Grimes, IA, 50111, \$317,465.

SYNOPSIS:

This is a public hearing to allow for public input on the ADA Phase 1 Interior Remodeling and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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 in the ADA Transition Plan, which was approved by the Access Advisory Board and the City Council. This Phase 1 project includes building interior remodeling to resolve non-ADA compliant items in the highest priority locations.

FISCAL IMPACT:

Amount: \$317,465 Construction Contract (\$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 redesigned and repackaged the work into different, more attractive projects that limit the scope of the work done under each project. It was hoped that these changes would make the work more attractive to potential bidders, and the City Engineer recommended that the project be rebid. The ADA Transition Plan Improvements - Phase 1 was 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 were on the October 8, 2007 agenda to authorize bids. In addition, several items will be purchased and installed by purchase order.

On October 8, 2007, under Roll Call No. 07-1916, the City Council received and filed plans,

specifications, form of contract documents, and City Engineer's estimate for the construction of the ADA Phase 1 Interior Remodeling. 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 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.

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

Azcon Inc., Grimes, IA
Schroeder Companies, Inc., Urbandale, 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 November 6, 2007.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Azcon Inc. in the amount of \$317,465, 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: October 8, 2007

Roll Call Number: 07-1916

Action: Ordering Construction of [ADA](#) Phase 1 Interior Remodeling – Receiving of bids, (11-6-07), and Setting date of hearing, (11-19-07). (Construction Estimate - \$297,125). ([Council Communication No. 07-607](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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:

Partial payments to the contractor and final acceptance of work.