



Council Communication

Office of the City Manager

Date

December 17, 2007

Agenda Item No. 51
Roll Call No. 07-
Communication No. 07-747
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Police Station emergency generator: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Stroh Corporation, (Patrick J. Miller, President/CEO), \$441,000.

SYNOPSIS:

This is a public hearing to allow for public input on the Police Station emergency generator and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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: \$441,000 Construction Contract (\$650,000 City Engineer's Estimate)

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.

On November 5, 2007, under Roll Call No. 07-2111, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Police Station Emergency Generator. 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 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.

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

Stroh Corporation, Des Moines, IA
Biermann's University Electric Company, Inc., Des Moines, IA
The Waldinger Corporation, Des Moines, IA, Bid read under advisement
Nikkel and Associates, Inc., Ames, IA, Bid read under advisement
Schroeder Companies, Inc., Urbandale, 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 December 4, 2007.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Stroh Corporation, Patrick J. Miller, President/CEO, 5000 Park Avenue, Des Moines, IA, 50321, in the amount of \$441,000, 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: November 5, 2007

Roll Call Number: [07-2111](#)

Action: Ordering construction of the following: (C) [Police](#) Station Emergency Generator – Receiving of bids, (12-4-07), and Setting date of hearing, (12-17-07). (Construction Estimate - \$650,000). ([Council Communication No. 07-665](#)) Moved by Kiernan 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.