



Council Communication

Office of the City Manager

Date

March 24, 2008

Agenda Item No. 6C
Roll Call No. 08-
Communication No. 08-169
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Ordering construction of Fire Station No. 4 Renovation - Receiving bids, (4-22-08), and setting date of hearing, (5-5-08). (Construction Estimate - \$439,350).

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. This project provides for a major renovation of existing Fire Station No. 4 at 917 University Avenue. The kitchen, office, and other related interior spaces are being remodeled. A fire suppression system is being provided throughout the building and the fire alarm system will be updated. Two HVAC units will be upgraded, doors and windows and lighting will be replaced to improve the energy efficiency of the facility. A solar hot water system is in the contract as an add-alternative and that option will be reflected in the bidding.

FISCAL IMPACT:

Amount: \$439,350 City Engineer's Estimate (\$489,550 including add-alternates)

Funding Source: 2007-2008 CIP, Page Fire-7, Fire Station Remodeling, FIR016, being \$363,000 in available G. O. Bonds with \$76,350 from bonds to be issued.

ADDITIONAL INFORMATION:

The Fire Department has established a program of facility improvements that focuses on individual stations and their serviceability to staff and equipment needs. This project provides for a major renovation of Fire Station No. 4 at 917 University Avenue, which was built in 1960. Renovation of the facility will address life-safety issues for employees through installation of a fire suppression and fire alarm system, help extend the useful life of the building, reduce maintenance costs, improve energy efficiency and provide an improved working environment.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Fire Station No. 4 Renovation, 10-2008-003. The improvements include renovation of an existing station containing approximately 8,200 S.F. including but not limited to the fire sprinkler system, updating of fire alarm system, kitchen remodel, replacement of all light fixtures, painting through-out, parking lot replacement, addition of captains quarters within sleeping area, addition of partitions between beds, restroom renovations, upgrading two HVAC units, remodeling of hose tower, solar hot water system, partial window replacement, interior door

replacement, and terazzo restoration and cleaning; all in accordance with the contract documents including Plan File Nos. 475-131/151 at Fire Station No. 4, 917 University Avenue, Des Moines, Iowa.

The estimated construction cost is \$439,350. 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: November 19, 2007

Roll Call Number: [07-2181](#)

Action: [Approving](#) Professional Services Agreement with Sinclair Architects, L.C. for design and construction phase services for Fire Station No. 4 Renovation, not to exceed \$37,500. ([Council Communication No. 07-681](#)) 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.

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