



# Council Communication

Office of the City Manager

Date

May 5, 2008

Agenda Item No. 46  
Roll Call No. 08-  
Communication No. 08-264  
Submitted by: Jeb E. Brewer, P.E.  
City Engineer

## AGENDA HEADING:

Hearing on Fire Station No. 4 Renovation: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receiving and filing bids, and designating the lowest responsible bidder as Russell Construction Co., Inc., James V. Russell, President, \$511,762.

## SYNOPSIS:

This is a public hearing to allow for public input on the Fire Station No. 4 Renovation project and to take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for a major renovation of the existing fire station at 917 University Avenue. The kitchen, office, and other related interior spaces are being remodeled. A fire suppression system is planned to be installed 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 being added to the facility and the exterior pavement will be replaced.

## FISCAL IMPACT:

Amount: \$511,762 Construction Contract including the Base Bid plus selected Alternate Nos. 3 and 4 (\$439,350 City Engineer's Base Bid Estimate; \$489,550 including add-alternates)

Funding Source: 2007-2008 CIP, Page Fire-7, Fire Station Remodeling, FIR016, (\$296,762 in available G. O. Bonds with \$215,000 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 system and updating of the fire alarm system. These improvements will help extend the useful life of the building, reduce maintenance costs, increase energy efficiency and provide an improved working environment.

On March 24, 2008, under Roll Call No. 08-462, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Fire Station No. 4 Renovation. 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 Fire Station No. 4 Renovation, 10-2008-003. The project involves

renovation of an existing station of approximately 8,200 square feet, including but not limited to, a fire sprinkler system, updated fire alarm system, kitchen remodel, replacement of all light fixtures, painting throughout, parking lot replacement, adding of captain's quarters within the sleeping area, adding partitions between beds, restroom renovations, upgrading two HVAC units, installing a solar hot water system, partial window replacement, interior door replacement, and terazzo restoration & cleaning. This is in accordance with the contract documents including Plan File Nos. 475-131/150 at Fire Station No. 4, 917 University Avenue, Des Moines, Iowa.

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

Russell Construction Co., Inc., Clive, IA  
Prostruct Construction, Inc., West Des Moines, IA  
Rochon Corporation of Iowa, Inc., Urbandale, IA  
Venter Spooner, Inc., Johnston, 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 April 22, 2008.

The City Engineer has determined that Russell Construction Co., Inc., James V. Russell, President, 1840 NW 118th Street, Suite 100, Clive, IA, 50325 submitted the lowest responsive, responsible bid for the base bid construction of the improvement in the amount of \$476,400. Engineering and Fire Department staff have reviewed and evaluated the four add-alternates included in the proposal and recommend acceptance of Alternate No. 3, which includes furnishing and installing a complete solar water heating system, in the amount of \$30,862 and Alternate No. 4, which includes furnishing and installing an energy monitoring system for the solar water heating system, in the amount of \$4,500. The City Engineer has determined that the lowest responsive, responsible bid for the construction of the base bid, plus the selected Alternate Nos. 3 and 4 for the Fire Station No. 4 Renovation was submitted by Russell Construction Co., Inc., in the total amount of \$511,762, and recommends that the bid be accepted. The Finance Director has determined that funds are available for the improvement as stated above.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: March 24, 2008

Roll Call Number: [08-462](#)

Action: Ordering construction of the following:

- (C) [Fire Station No. 4 Renovation](#) - Receiving of bids, (4-22-08), and Setting date of hearing, (5-5-08). (Construction Estimate - \$439,350). ([Council Communication No. 08-169](#))  
Moved by Vlassis to adopt. Motion Carried 7-0.

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:**

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).