



Council Communication

Office of the City Manager

Date

September 8, 2008

Agenda Item No. 6C
Roll Call No. 08-
Communication No. 08-538
Submitted by: Jeb E. Brewer, P.E.
City Engineer, and William G. Stowe, Assistant
City Manager/Public Works/Engineering

AGENDA HEADING:

Ordering construction of the following: Solid Waste Building Fire Repairs - receiving bids, (9-30-08), and setting date of hearing, (10-13-08). (Construction Estimate - \$377,000).

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 Solid Waste storage garage was substantially damaged by fire on March 5, 2008. As a result of this fire, the vehicle storage portion of the structure was damaged to the extent it was not able to be occupied. This project is the repair of the garage building including replacement of the fire damaged structural members, partial replacement of the roof and insulation, full replacement of electrical and lighting systems, replacement of the mechanical, heating and ventilation systems, cleaning and spot painting of the structure, and installation of a sprinkler system for fire prevention. All repairs will be paid from property insurance proceeds received on August 4, 2008.

FISCAL IMPACT:

Amount: \$377,000 City Engineer's Estimate

Funding Source: 2008-09 Operating Budget, Page 296, Solid Waste Collection, EN151, PWK100101, OPR177, Insurance Proceeds

ADDITIONAL INFORMATION:

On August 4, 2008, the City received Property Insurance proceeds for the fire damage resulting from the March 5, 2008 fire at the Solid Waste storage garage. In addition to these proceeds, the City's Property Insurance policy provides additional coverage for the cost of demolition and debris removal and for the installation of a sprinkler system, but this additional coverage is only available if certain critical completion-of-work deadlines established by the insurance policy and insurance carrier are met. Equally important is the operational requirement to provide indoor storage for the vehicles before colder weather. Repairs include replacement of the fire damaged structural members (frame and purlins); partial replacement of the roof and insulation; full replacement of electrical and lighting systems; replacement of the mechanical, heating and ventilation systems; cleaning and spot painting of the structure; and installation of a sprinkler system for fire prevention. Demolition and debris removal of fire-damaged

elements must be completed and invoiced by the contractor by November 28, 2008 and the sprinklers active and invoiced by December 31, 2008 to meet insurer deadlines for payment.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Solid Waste Building Fire Repairs, 10-2009-002. The improvement includes repair of fire damage in the existing Solid Waste Garage including: demolition, cleaning, concrete floor repair, structural member fabrication and replacement, replacement of metal roofing and insulation, interior painting, supply and installation of sprinkler system, electrical and mechanical work as defined in the contract documents, including Plan File Nos. 476-091/102, on Solid Waste Building, 110 SE 6th Street, Des Moines, Iowa.

The estimated construction cost is \$377,000. 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: August 11, 2008

Roll Call Number: 08-1402

Action: Approving Professional Services Agreement with Durrant Group, Inc. for design and construction phase services for the Solid Waste Building Fire Repairs, not to exceed \$45,000. (Council Communication No. 08-489) 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.

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