



# Council Communication

Office of the City Manager

<b>Date</b>	April 20, 2009
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<b>Agenda Item No.</b>	9A
<b>Roll Call No.</b>	<del>09-</del>
<b>Communication No.</b>	<del>09-249</del>
<b>Submitted by:</b>	Jeb E. Brewer, P.E., City Engineer and John TeKippe, Fire Chief

## AGENDA HEADING:

Approving Professional Services Agreement with OPN, Inc. a/k/a OPN Architects, Inc. for design and construction phase services for the Fire Department Training and Logistics Facility not to exceed \$522,226.

## SYNOPSIS:

Recommend approval of the Professional Services Agreement with OPN Architects, Inc., Terry Gebard, Principal, 100 Court Avenue, Suite 100, Des Moines, Iowa, 50309, for professional services for the Fire Department Training and Logistics Facility, for a lump sum amount of \$497,101 and reimbursable costs not to exceed \$25,125, to provide design and construction phase services for the Fire Department Training & Logistics Facility.

## FISCAL IMPACT:

Amount: \$522,226

Funding Source: 2009-10 CIP, Page FIR-8, FIR038, Maintenance/Logistics & Training Campus, TIF Bonds

## ADDITIONAL INFORMATION:

The current fire maintenance facility, built in 1933, is functionally obsolete and structurally in need of significant repairs. After extensive review of the needs for the fire protection service and available sites throughout Des Moines, the final recommendation is to construct a joint logistics and training facility at 2715 Dean Avenue. The proposed joint logistics and training facility will be approximately 52,000 square feet including maintenance bays, welding booth, shop areas, parts storage and areas associated with training activities. A subcommittee of the Metro Advisory Council is also exploring the feasibility of including space for shared maintenance of fire apparatus for neighboring departments.

The facility will be designed and submitted for LEED certification. The decision to pursue a specified level of LEED certification shall be based on simple pay back during the design process.

The federal government has recently enacted The American Recovery and Reinvestment Act of 2009. The City intends to pursue partial funding through such grants as the DOE Energy Efficiency Community Block Grant program or Homeland Security Grants. As program rules become available, grant applications will be submitted for this project and Fire Station Number 1 Replacement. Staff is currently

negotiating a Professional Services Agreement for the Fire Station Number 1 Replacement, which will be presented to the City Council for consideration in the near future.

A Request for Proposals (RFP) for design and construction phase services was sent to several consultants and posted on the City's website. Fifteen proposals were received in response to the RFP. A selection committee composed of representatives from the Engineering Department, Fire Department and the City Manager's Office rated the proposals. OPN Architects, Inc. was the selection of the committee based on their qualifications, technical approach to this project and past experience with similar projects. Staff has negotiated a Professional Services Agreement with OPN Architects for a lump sum amount of \$497,101 and reimbursable costs not to exceed \$25,125, to provide programming, design and construction phase services.

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

Date: February 23, 2009

Roll Call Number: 09-348

Action: Authorization to proceed with Request for Proposals (RFP) to initiate Design Services for the Fire Protection Maintenance and Training Facility and Central Fire Station Replacement. (Council Communication No. 09-119) Moved by Meyer to adopt. Motion carried 7-0.

Date: September 22, 2008

Roll Call Number: 08-1649

Action: Authorization to proceed with acquisition of property at 2715 Dean Avenue for the Fire Department Logistics and Training Facility Project. (Council Communication No. 08-575) Moved by Mahaffey to adopt; refer to the City Manager to review collaboration efforts. Motion Carried 7-0.

Date: May 22, 2006

Roll Call Number: 06-1052

Action: Professional Services Agreement with RDG IA, Inc. for a programming and feasibility study for a Fire Department Training and Maintenance Campus, not to exceed \$69,550. (Council Communication No. 06-297)

) Moved by Vlassis to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Normal Council actions on consultant services for design and construction administration, and construction contracts.

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).