

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	April 26, 2010
	Agenda Item No. 6B Roll Call No. 10- Communication No. 10-226 Submitted by: Jeb E. Brewer, P.E. City Engineer	

AGENDA HEADING:

Ordering construction of the following: Police Department Metro Star Building Improvements - Receiving bids, (5-11-10), and Setting date of hearing, (5-24-10). (Construction Estimate - \$358,200).

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 building currently houses the Police Department’s Metro Special Tactics and Response Team, and other specialized functions. This building needs extensive remodeling prior to the relocation of the Narcotics Section. If bid prices are within budget, alternates could be accepted to expand the existing office area for the Fusion Unit and the existing restrooms and locker area could receive new finishes.

FISCAL IMPACT:

Amount: \$358,200 City Engineer's Estimate for base bid only (\$495,200 including alternates)

Funding Source: 2010-2011 CIP, Page Building-5, Colosimo Property, BLD080, Being: \$333,200 in TIF-Backed G. O. Bonds and a transfer of \$25,000 in Storm Water Utility funds for drainage improvements from City-Wide Storm Water Utility Projects, Page Storm-4, STE057.

ADDITIONAL INFORMATION:

On October 26, 2009, under Roll Call No. 09-1901, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Police Department Metro Star Building Improvements. The improvements included improved exhaust, heating and ventilation in the vehicle storage area; new men's and women's locker rooms with restroom facilities; open office space, private offices, interview room, storage space; conference room; increased electrical service to the building; energy efficient heating and cooling for the new spaces; and exterior site improvements to control the water infiltration into the building.

Sealed bids were received from nine bidders and opened at a public meeting at 11:00 a.m. on November 24, 2009. The City Engineer recommended rejection of all bids because the apparent lowest bid in the amount of \$513,500 for only base bid work was \$124,000 (31.8%) over the Architect’s estimate of \$389,500, and exceeded the project budget. The City Engineer also recommended that the project be redesigned, and that the revised project be rebid in the future. On December 7, 2009, under Roll Call No. 09-2232, the City Council rejected all bids and directed the City Engineer to redesign the project.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Police Department Metro Star Building Improvements, 10-2008-018. The improvement under the base bid includes increased electrical service to the building; energy efficient heating and cooling for the new space, open office, private offices, interview room, and storage for the Narcotics Unit and exterior site improvements to control the water infiltration into the building; Alternate 1 includes open office for Fusion Unit and associated mechanical and electrical work; Alternate 2 includes improved exhaust, heating and ventilation in the vehicle storage area, refurbished men's and women's locker rooms, and associated mechanical and electrical work; all in accordance with the contract documents including Plan File Nos. 485-142/179 and located at 101/103 E. 2nd Street, Des Moines, Iowa.

The estimated construction cost is \$358,200 for base bid only (\$495,200 including Alternates 1 and 2). 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: December 7, 2009

Roll Call Number: 09-2232

Action: Resolution to REJECT all bids and close the hearing on plans, specifications, form of contract documents and Engineer's estimate for Police Department Metro Star Building Improvements (bid over estimate). (Council Communication No. 09-864) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: October 26, 2009

Roll Call Number: 09-1901

Action: Ordering construction of the following: Police Department Metro Star Building Improvements: Receiving of bids, (11-24-09), and Setting date of hearing, (12-7-09). (Construction Estimate - \$416,300). (Council Communication No. 09-750) 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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