

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 24, 2010
	Agenda Item No. 58 Roll Call No. <u>10-851</u> Communication No. <u>10-296</u> Submitted by: Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Hearing on Police Department Metro Star Building Improvements: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as DDVI, Inc., Gina Della Vedova-Piper, President, \$301,926.

SYNOPSIS:

This is a public hearing to allow for public input on the Police Department Metro Star Building Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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. Favorable bids were received, so staff recommends acceptance of Alternate 1, which includes open office for Fusion Unit and associated mechanical and electrical work.

FISCAL IMPACT:

Amount: \$301,926 Construction Contract Base Bid plus Alternate 1 (\$358,200 City Engineer's Estimate Base Bid and \$408,700 Base Bid plus Alternate 1)

Funding Source: 2010-2011 CIP, Page Building-5, Colosimo Property, BLD080, Being: \$283,372 in TIF-Backed G. O. Bonds and a transfer of \$18,554 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; open office space, private offices, interview room, storage space; conference room; increased electrical service to the building; new men's and women's locker rooms with restroom facilities; 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 further recommended that staff redesign the project 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 redesigned the project and prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Police Department Metro Star Building Improvements. On April 26, 2010, under Roll Call No. 10-578, 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. 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 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.

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

DDVI, Inc., Albia, IA
Edge Commercial, LLC, Waukee, IA
Breiholz Construction Co., Des Moines, IA
Ruepke Construction Company, Inc., Derby, IA, Bid read under advisement
Bergstrom Construction, Inc., Des Moines, IA
Rochon Corporation of Iowa, Inc., Urbandale, IA
Azcon Inc., Grimes, IA
Bryan Crow Construction, Inc., Waukee, IA, Bid not read

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 May 11, 2010.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by DDVI, Inc., Gina Della Vedova-Piper, President, 7 Benton Avenue, Box 275, Albia, IA, 52531 in the amount of \$301,926 (Base bid plus Alternate No. 1), and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: April 26, 2010

Roll Call Number: 10-578

Action: [Police](#) Department Metro Star Building Improvements: Receiving of bids, (5-11-10), and Setting date of hearing, (5-24-10). (Construction Estimate - \$358,200). ([Council Communication No. 10-226](#)) Moved by Coleman to adopt. Motion Carried 7-0.

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:

Partial payments to the contractor and final acceptance of work.

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