

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	January 10, 2011
	<b>Agenda Item No.</b> <b>Roll Call No.</b> <b>Communication No.</b> <b>Submitted by:</b>	<b>7B</b> <u><b>11-0009</b></u> <u><b>11-015</b></u> <b>Pamela S. Cooksey, P.E., Acting City Engineer</b>

**AGENDA HEADING:**

Ordering construction of the following: City Hall Window Replacement - Receiving bids, (2-1-11), and Setting date of hearing, (2-14-11). (Construction Estimate - \$550,000).

**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. This project includes the installation of aluminum replacement windows in a portion of City Hall, as approved by SHPO, and as approved by the City Council on July 12, 2010 utilizing a Department of Energy (DOE), Energy Efficiency and Conservation Block Grant (EECBG).

**FISCAL IMPACT:**

Amount: \$550,000 City Engineer's Estimate

Funding Source: 2010-2011 CIP, Page Building-7, Energy Conservation, BLD110

**ADDITIONAL INFORMATION:**

The City Hall Window Replacement project was bid previously on November 23, 2010. On December 6, 2010 City Council rejected all bids received because only one bid was received from The Hansen Company, Inc., in the amount of \$1,057,900 which was 111% over the project estimate of \$500,000, and exceeded the project budget. It was noted at the December 6, 2010 Council that the Engineering Department staff would reevaluate the overall project scope and project design, and the City Engineer recommended the project be rebid at a later date.

The City Hall Window Replacement project that was bid on November 23, 2010 included all windows and doors in City Hall. The reevaluation indicated the eighteen large arched windows in the great hall were very costly. It was also determined these large great hall windows and doors were replaced in the 1970's and are thermo-pane glass. Whereas the remaining smaller windows in City Hall were older and not thermo-pane glass, and since these smaller windows are not stationary and include seals/weather-stripping, the seals/weather-stripping have deteriorated and allow additional energy loss. Therefore the City Hall Window Replacement project currently proposed for rebidding does not include replacement of the eighteen large great hall arched windows, and replacement of the doors are included as an Add-Alternate and not included in the base bid.

The Energy Efficiency and Conservation Block Grant (EECBG) is a part of the American Recovery and Reinvestment Act (ARRA). The primary purposes of the program are to reduce fossil fuel emissions, maximize benefits to local and regional communities, reduce total energy use of eligible entities, and improve energy efficiencies in the building and transportation sectors and others. The Department of Energy (DOE) has made it a priority for cities to work together to provide information about energy efficiency, on a regional basis.

In June 2009, the City submitted an application to the DOE for funding from the formula EECBG program. In the City's application a number of projects and programs were included as part of the energy strategy for DOE review, such as the replacement of windows in City Hall and the Police Station. The City Council accepted the DOE Energy Efficiency and Conservation Block Grant on January 25, 2010 under Roll Call No. 10-118. On July 12, 2010, under Roll Call 10-1170, the City Council accepted the staff recommendation to install aluminum replacement windows in City Hall, as approved by State Historical Preservation Office (SHPO) utilizing the EECBG. A separate project will be bid later for the Police Station Windows.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the City Hall Window Replacement, 10-2009-017. The improvement includes removal of a portion of the existing exterior aluminum framed windows, installation of new thermally broken aluminum framed windows with 1" insulating glass, removal and disposal of existing window draperies and blind systems, removal and inventory and reinstallation of sunscreen roller shades in City Council Chambers; all work in accordance with the contract documents including Plan File Nos. 499-01/10 at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.

The estimated construction cost is \$550,000. 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: December 6, 2010

Roll Call Number: [10-2022](#)

Action: Resolution to REJECT all bids and close the hearing on plans, specifications, form of contract and Engineer's estimate for City Hall Window Replacement. (One bid received, over estimate) ([Council Communication No. 10-719](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: October 25, 2010

Roll Call Number: [10-1707](#)

Action: [Ordering](#) construction of City Hall Window Replacement: Receiving of bids, (11-23-10), Setting date of hearing, (12-6-10). (Construction Estimate - \$480,000). ([Council Communication No. 10-634](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: July 12, 2010

Roll Call Number: [10-1170](#)

Action: [Amendment](#) to scope of Department of Energy (DOE), Energy Efficiency and Conservation Block Grant (EECBG), and approving staff recommendation to utilize aluminum replacement windows in City Hall and the Police Station. ([Council Communication No. 10-423](#)) Moved by Hensley to adopt; refer to the City Manager to identify funds to offer a mortgage buy-down or similar program, and to report back in 30 days. Motion Carried 7-0.

Date: June 28, 2010

Roll Call Number: [10-1097](#)

Action: [Amendment](#) to the scope of the Department of Energy (DOE) Energy Efficiency and Conservation Block Grant (EECBG), and approving staff recommendation to utilize aluminum replacement windows in City Hall and the Police Station. ([Council Communication No. 10-410](#)) Moved by Hensley to defer consideration to the July 12, 2010 Council Meeting. Motion Carried 7-0.

Date: February 22, 2010

Roll Call Number: [10-322](#)

Action: [Assistance](#) Agreement for second grant payment of \$555,000 for a Mortgage Buy-Down Program for Energy – Efficient Residential Buildings as part of Department of Energy (DOE) Energy Efficiency and Conservation Block Grant (EECBG). ([Council Communication No. 10-075](#)) Moved by Mahaffey to adopt. Motion Carried 6-1. Pass: Hensley.

Date: January 25, 2010

Roll Call Number: [10-118](#)

Action: <http://www.dmgov.org/government/CityCouncil/Resolutions//012510/27.pdf> [Acceptance](#) of Department of Energy (DOE) Energy Efficiency and Conservation Block Grant for a Retrofit Ramp-Up Program made available through The American Recovery and Reinvestment Act, initial award of \$57,300. ([Council Communication No. 10-017](#)) **Moved by Mahaffey to adopt. Motion Carried 7-0.**

Date: June 22, 2009

Roll Call Number: [09-1150](#)

Action: [Application](#) for Energy Efficiency and Conservation Block Grant from the Department of Energy, \$1,982,300. ([Council Communication No. 09-437](#)) Moved by Vlassis to approve. Motion Carried 6-1. Absent: Mahaffey.

#### **BOARD/COMMISSION ACTION(S):**

Date: June 8, 2010

Roll Call Number: N/A

Action: Urban Design Review Board - Motion by Morgan to recommend and approve the exterior aluminum wood-clad windows (Option 2). Second by Garner, Motion carried.

Date: May 18, 2010

Roll Call Number: N/A

Action: Urban Design Review Board - Presentation of all wood windows and additional glass options for City Hall. Item tabled until next meeting.

Date: May 4, 2010

Roll Call Number: N/A

Action: Urban Design Review Board - Presentation of thermally broken aluminum framed windows for City Hall. Board directed project to return with additional glass options and a wood window option.

#### **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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