



Council Communication

Office of the City Manager

Date:	February 28, 2011
Agenda Item No.	59
Roll Call No.	<u>11-</u>
Communication No.	<u>11-112</u>
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Hearing on the Fire Department Training and Logistics Facility: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Dean Snyder Construction Co., Don Snyder, President, 5151 SE Rio Court, Ankeny, IA, 50021, \$8,130,000.

SYNOPSIS:

Public hearing to allow for input on the Fire Department Training and Logistics Facility and to take the necessary actions, as required by Iowa Code, to authorize a contract for construction of the proposed project. The current Fire Department Maintenance Shop was constructed in 1933 and is located on the current Fire Station No. 1 site. The shop is functionally obsolete and structurally in need of significant repairs. The Fire Department currently utilizes the former Lomar building for its training facility. This project will construct a new combined facility at 2715 Dean Avenue. The facility will be approximately 54,000 square feet and will include training areas that can also be used as the City's Emergency Operations Center, maintenance and shop areas, parts storage, quartermaster spaces, and offices for the Fire Department Administration that are currently located in Fire Station No. 1. The facility will be designed and submitted for LEED certification.

FISCAL IMPACT:

Amount: \$8,130,000 Construction Contract Base Bid plus Allowances and Alternate 1 (\$8,630,000 Base Bid plus Allowances and Alternate 1 City Engineer's Estimate)

Funding Source: 2010-2011 CIP, Page Fire-8, Maintenance/Logistics & Training Campus, FIR038, Being: \$3,000,000 in Iowa Jobs (I-Jobs) II Targeted Disaster Relief Grant funds and the remaining \$5,130,000 in tax increment bonds issued from FIR038.

ADDITIONAL INFORMATION:

The Iowa Legislature and the Governor of Iowa, pursuant to 2010 Iowa Acts Senate File 2389, appropriated monies for grants to certain disaster relief, mitigation renovation and construction projects, including a non-competitive I-Jobs Grant in the amount of \$3,000,000 in I-Jobs II Targeted Disaster Relief Grant funds to the City of Des Moines for the Fire Department Training and Logistics Facility project.

On January 10, 2011, under Roll Call No. 11-0008, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Fire

Department Training and Logistics Facility. Before the City Council can enter into a contract, a public hearing must be held to approve the proposed plans, specifications, form of contract documents, and engineer's estimate for the construction of the Fire Department Training and Logistics Facility, 10-2009-013. The improvement includes construction of a new 54,000 square foot facility for Fire Department training, logistics, maintenance, warehouse, and administrative offices; with Alternate 1 increasing the size of the emergency generator fuel tank from 24 hour capacity to 72 hour capacity; all work in accordance with the contract documents including Plan File Nos. 501-001/103, at 2715 Dean Avenue, Des Moines, Iowa.

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

Dean Snyder Construction Co., Ankeny, IA
Kraemer Brothers, LLC, Plain, WI
The Hansen Company, Inc., Johnston, IA
Rochon Corporation of Iowa, Inc., Urbandale, IA
Oakview dck, LLC, Red Oak, IA
Straub Construction Company, Inc., Shawnee, KS
Neumann Brothers, Inc., Des Moines, IA
Larson & Larson Construction LLC, Urbandale, IA
Jensen Builders Ltd., Ames, IA
Betts & Beer Construction, Adair, IA
Baxter Construction Company, Fort Madison, IA

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 February 15, 2011.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Dean Snyder Construction Co., in the amount of \$8,130,000 (Base Bid plus Allowances and Alternate 1) and said bid should be accepted. The Finance Director has determined that funds are available for said improvement.

PREVIOUS COUNCIL ACTION(S):

Date: January 10, 2011

Roll Call Number: [11-0008](#)

Action: [Ordering](#) construction of the following: Fire Department Training and Logistics Facility - Receiving bids, (February 15, 2011), and Setting date of hearing, (February 28, 2011). (Construction Estimate - \$8,580,000). ([Council Communication No. 11-017](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: December 6, 2010

Roll Call Number: [10-1979](#)

Action: [Approving](#) execution of four Iowa Jobs Program Grant Award Agreements with the Iowa Jobs Board and the Iowa Finance Authority. ([Council Communication No. 10-726](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: May 24, 2010

Roll Call Number: [10-788](#)

Action: [Approving](#) Professional Services Supplemental Agreement No. 1 with OPN, Inc., a/k/a OPN Architects, Inc. for design and construction phase services for Fire Department Training and Logistics Facility, not to exceed \$166,500. ([Council Communication No. 10-281](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: April 20, 2009

Roll Call Number: [09-610](#)

Action: Approving Professional Services Agreements for the following: (A) [OPN](#), Inc., a/k/a OPN Architects, Inc. for design and construction phase services for the Fire Department Training & Logistics Facility, not to exceed \$522,226. ([Council Communication No. 09-249](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: August 31, 2010

Resolution Number: N/A

Action: Review and recommendation on City of Des Moines Fire Training and Logistics Facility (2715 Dean Avenue) preliminary design, with final design approval also requested. Motion to approve by Garner. Seconded by Clark. Motion carried.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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