

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 25, 2011
	Agenda Item No. 58 Roll Call No. <u>11-0740</u> Communication No. <u>11-247</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hearing on City Hall Great Hall Window Replacement: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Strong Tower Construction, LLC dba Koch Corporation, Benjamin Feinn, CEO, \$533,000.

SYNOPSIS:

This is a public hearing to allow for public input on the City Hall Great Hall Window Replacement and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes the installation of aluminum replacement windows for the Great Hall at City Hall, as approved by the State Historic Preservation Office (SHP0), 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: \$533,000 Construction Contract (\$485,000 City Engineer's Estimate)

Funding Source: 2011-2012, Page Building - 7, Energy Conservation, BLD110, Being: \$381,000 in Department of Energy, Energy Efficiency and Conservation Block Grant with the local share of the grant being \$152,000 in G. O. Bonds to be issued (unbudgeted but included in the planned general obligation bond sale.)

ADDITIONAL INFORMATION:

On February 22, 2010, the City Council accepted a Department of Energy (DOE), Energy Efficiency and Conservation Block Grant (EECBG) along with an Energy Strategy plan in the amount of \$1,982,300. The grant will fund a number of energy projects including new windows for City Hall and the Police Station, energy efficient vehicles, and others. The 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. To date the Council has approved the following items funded by this grant:

- Awarded the contract for the City Hall Window Replacement on February 14, 2011, to Strong Tower Construction, LLC, dba Koch Corporation, Benjamin Feinn, CEO, 1131 Logan Street, Louisville, KY 40204, in the amount of \$421,414.

- Authorized purchase of hybrid vehicle replacements on March 14, 2011, utilizing \$51,704.40 of the EECBG to pay down the incremental cost difference between a traditional replacement vehicle and the hybrid vehicle.

On March 28, 2011, under Roll Call No. 11-0495, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the City Hall Great Hall Window Replacement. 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 City Hall Great Hall Window Replacement, 10-2011-006. The improvement includes removing the existing exterior arched aluminum framed windows, abating asbestos containing exterior window caulk and window pane perimeter caulk, installing new thermally broken aluminum framed arched windows with 1" insulating glass, removal, tagging and replacement of existing interior motorized window shades; all work is to be performed in accordance with the contract documents including Plan File Nos. 511-94/98, located at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.

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

Strong Tower Construction, LLC dba Koch Corporation, Louisville, KY
The Hansen Company, Inc., Johnston, 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 April 12, 2011.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Strong Tower Construction, LLC dba Koch Corporation, Benjamin Feinn, CEO, 1131 Logan Street, Louisville, KY, 40204 in the amount of \$533,000, 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: March 28, 2011

Roll Call Number: [11-0495](#)

Action: Ordering construction of the following: (A) [City](#) Hall Great Hall Window Replacement: Receiving of bids, (4-12-11), Setting date of hearing, (4-25-11). (Construction Estimate - \$485,000). ([Council Communication No. 11-196](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 14, 2011

Roll Call Number: [11-0258](#)

Action: [On](#) City Hall Window Replacement: Resolution approving plans, specifications, form of contract documents, Engineer's estimate and designating lowest responsible bidder as Strong Tower

Construction, LLC d/b/a Koch Corporation, (Benjamin Feinn, CEO), \$421,414. ([Council Communication No. 11-094](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Roll Call Number: [11-0259](#)

Action: [Approving](#) contract and bond, and permission to sublet. Moved by Meyer to adopt. 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: [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):

Board: Urban Design Review Board

Date: June 8, 2010

Resolution 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.

Board: Urban Design Review Board

Date: May 18, 2010

Resolution 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.

Board: Urban Design Review Board

Date: May 4, 2010

Resolution 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:

Partial payments to the contractor and final acceptance of work.

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