

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> May 9, 2011
	<b>Agenda Item No.</b> 57 <b>Roll Call No.</b> <u>11-836</u> <b>Communication No.</b> <u>11-269</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E.</b> <b>City Engineer</b>

**AGENDA HEADING:**

Hearing on Demolition at 717 Grand Avenue former YWCA: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, and receive and file bids.

**SYNOPSIS:**

This is a public hearing to allow for public input on the Demolition at 717 Grand Avenue former YWCA and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project includes the demolition of the former YWCA building.

**FISCAL IMPACT:**

Amount: Apparent low bid is \$2,199,980 (\$1,650,000 City Engineer's Estimate).

Funding Source: 2011 Operate Budget, Page 56, YWCA Acquisition, SP743, CMO980717, OPR187, Being: Economic Development Enterprise Account to be reimbursed with Tax Increment Funds (TIF) generated by the Downtown TIF District.

**ADDITIONAL INFORMATION:**

On March 28, 2011, under Roll Call No. 11-0500, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Demolition at 717 Grand Avenue former YWCA. 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 Demolition at 717 Grand Avenue former YWCA, 25-2011-006. The improvement includes demolition of the former YWCA at 717 Grand Avenue, Des Moines, Iowa, protection of the existing skywalk structures which will remain in place, site clearance, and disconnection of utilities; all in accordance with the contract documents including Plan File Nos. 527-007/022.

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

- Metro Demolition, Inc., Des Moines, IA
- Anderson Excavating Co., Inc., Council Bluffs, 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 26, 2011.

The bids received were greater than the Engineer's estimate. City staff is discussing project cost factors with the design consultant, and are also reviewing any possible modifications to the project. Possible additional funding options are also being reviewed. This information will be obtained and evaluated prior to considering the designation of lowest responsive, responsible bidder and approving contract and bond and permission to sublet. It is anticipated the recommended action will be brought before the City Council on May 23, 2011.

**PREVIOUS COUNCIL ACTION(S):**

Date: March 28, 2011

Roll Call Number: [11-0500](#)

Action: Ordering construction of the following: (F) [Demolition](#) at 717 Grand Avenue former YWCA: Receiving of bids, (4-26-11), Setting date of hearing, (5-9-11). (Construction Estimate - \$1,650,000). ([Council Communication No. 11-195](#)) Moved by Hensley 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.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).