

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> July 11, 2011
	<b>Agenda Item No.</b> 5A <b>Roll Call No.</b> <u>11-1176</u> <b>Communication No.</b> <u>11-443</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Ordering construction of the following: Demolition at 717 Grand Avenue former YWCA - Receiving bids, (7-26-11), and Setting date of hearing, (8-8-11). (Construction Estimate - \$1,445,000).

**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. The project includes the above grade demolition of the former YWCA building.

**FISCAL IMPACT:**

Amount: \$1,445,000 City Engineer's Estimate

Funding Source: 2011 Operating 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:**

The project scope and design has been modified for rebidding, to reflect the lower level of the structure to remain in-place and only the upper level of the structure to be removed.

The Engineering Department has prepared plans, specifications, form of contract documents, and City 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 with the lower level of the building structure to remain in place, and disconnection of select utilities; all in accordance with the contract documents including Plan File Nos. 533-169/184.

The estimated construction cost is \$1,445,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 13, 2011

Roll Call Number: [11-0973](#)

Action: [Reject](#) all bids on Demolition at 717 Grand Avenue Former YWCA and authorize the City Engineer to redesign the project for rebidding. ([Council Communication No. 11-378](#)) Moved by Hensley to adopt and move the project along as quickly as possible. Motion Carried 7-0.

Date: May 9, 2011

Roll Call Number: [11-0836](#)

Action: [On](#) Demolition at 717 Grand Avenue: Resolution approving plans, specifications, form of contract documents, Engineer's estimate and to receive and file bids. ([Council Communication No. 11-269](#)) Moved by Hensley to adopt; refer to City Manager for review and recommendation to report back to Council on May 23, 2011. Motion Carried 7-0.

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.

Date: November 8, 2010

Roll Call Number: [10-1893](#)

Action: [On](#) Asbestos Removal at 717 Grand Avenue Former YWCA: Resolution approving plans, specifications, form of contract documents, Engineer's estimate, and designating lowest responsible bidder as REW Services Corporation, (Pete Walter, President), \$119,523. ([Council Communication No. 10-671](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

#### **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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