

 <p style="text-align: center;"><b>Council</b> <b>Communication</b> Office of the City Manager</p>	<b>Date:</b> August 8, 2011
	<b>Agenda Item No.</b> 50 <b>Roll Call No.</b> <u>11-1401</u> <b>Communication No.</b> <u>11-514</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, receive and file bids, and designating lowest responsible bidder as Dore & Associates Contracting, Inc., Arthur M. Dore, President, \$1,033,200.

**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 above grade demolition of the former YWCA building.

**FISCAL IMPACT:**

Amount: \$1,033,200 Construction Contract (\$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:**

On June 13, 2011, under Roll Call No. 11-0973, the City Council rejected all previous bids on a project to demolish the above grade and below grade portions of the former YWCA. The low bid was \$2,199,980, which was 33% over budget, which required a redesign to change the project to demolish only the above grade portion.

On July 11, 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 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.

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

Dore & Associates Contracting, Inc., Bay City, MI  
Veit & Company Inc., Rogers, MN  
Metro Demolition, Inc., Des Moines, IA  
Brandenburg Industrial Service Company, Chicago, IL  
Sabre Demolition Corporation, Warners, NY  
Homrich, Inc., Carleton, MI  
American Demolition Corporation, Elgin, IL  
Anderson Excacating Co., Omaha, NE

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 July 26, 2011.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Dore & Associates Contracting, Inc., Arthur M. Dore, President, 900 Harry S. Truman Parkway, PO Box 146, Bay City, MI, 48706 in the amount of \$1,033,200.00, 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: July 11, 2011

Roll Call Number: [11-1176](#)

Action: Ordering construction of the following: (A) [Demolition](#) at 717 Grand Avenue former YWCA: Receiving of bids, (7-26-11), Setting date of hearing, (8-8-11). (Construction Estimate - \$1,445,000). ([Council Communication No. 11-443](#)) Moved by Meyer to adopt. Motion Carried 7-0.

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:**

Partial payments to the contractor and final acceptance of work.

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