

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: September 26, 2011
	Agenda Item No. 53 Roll Call No. <u>11-1670</u> Communication No. <u>11-610</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hearing on Fire Station No. 1 Replacement: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Oakview dck, LLC, Doug White, President Structural Div., \$5,518,750.

SYNOPSIS:

This is a public hearing to allow for public input on the Fire Station No. 1 Replacement and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The current central fire station, built in 1933, is functionally obsolete and structurally in need of significant repairs. After extensive review of the needs for the fire protection service and available sites throughout Des Moines, the final recommendation is to construct a fire station at 1330 Mulberry Street. The proposed fire station will be approximately 20,000 square feet and includes five drive-thru apparatus bays, sleeping quarters, locker rooms, kitchen, TV/training room, other building support spaces and parking. The facility will be designed and submitted for LEED certification. The addition of a sixth apparatus bay was included in the bidding documents as an add-alternate.

FISCAL IMPACT:

Amount: \$5,518,750 Construction Contract (\$5,931,000 City Engineer's Estimate including Add-Alternate No. 1)

Funding Source: 2011-2012 CIP, Page Fire - 5, Central Fire Station Replacement, FIR039, TIF-Backed G. O. Bonds

ADDITIONAL INFORMATION:

On August 8, 2011, under Roll Call No. 11-1347, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Fire Station No. 1 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 Fire Station No. 1 Replacement, 10-2009-012. The improvement includes construction of an approximately 20,000 SF new Fire Station which includes a two-story administration and living quarters, and a five bay apparatus area; design consists of limestone, brick masonry, glazed aluminum curtainwall and architectural metal panels; wall structure consists of perimeter bearing walls and internal bearing and non-bearing concrete masonry units; floor structure is steel beam framing and concrete/metal floor decking; roof structure is metal roof joists and decking; roofing system is a single-ply, fully adhered membrane on low slope roof areas and standing seam metal

roof for the arched roof elements. Staff recommends acceptance of Add-Alternate No. 1 to add the sixth apparatus bay to the facility. All work is to be performed in accordance with the contract documents, including Plan File Nos. 513-074/173, located at 1330 Mulberry Street, Des Moines, Iowa. Sealed bids for said improvement were submitted by the following bidders:

Oakview dck, LLC, Red Oak, IA
Rochon Corporation of Iowa, Inc., Urbandale, IA
Breiholz Construction Co., Des Moines, IA
Neumann Brothers, Inc., Des Moines, IA
Larson & Larson Construction LLC, Urbandale, IA
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 September 13, 2011.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Oakview dck, LLC, Doug White, President Structural Div., 1981 "G" Avenue, Red Oak, IA, 51566 in the amount of \$5,518,750, 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: August 8, 2011

Roll Call Number: [11-1347](#)

Action: Ordering construction of the following: (B) [Fire](#) Station No. 1 Replacement: Receiving of bids, (9-13-11), Setting date of hearing, (9-26-11), Construction estimate, \$5,735,000. ([Council Communication No. 11-511](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: April 11, 2011

Roll Call Number: [11-0569](#)

Action: [Approving](#) Supplemental Agreement No. 1 to the Professional Services Agreement with Savage-Verploeg & Associates, Inc. d/b/a SVPA Architects, Inc. for additional design and construction phase services for the Fire Station No. 1 Replacement, not to exceed \$18,810. ([Council Communication No. 11-212](#)) Moved by Hensley to adopt. Motion Carried 6-1.

Date: May 18, 2009

Roll Call Number: [09-823](#)

Action: Approving Professional Services Agreements for the following: (B) [Savage-Ver Ploeg & Associates, Inc. d/b/a SVPA Architects, Inc.](#) for design and construction phase services for the Fire Station No. 1 Replacement, not to exceed \$363,125. ([Council Communication No. 09-331](#)) Moved by Kiernan to adopt. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S):

Board: P & Z Commission

Date: June 16, 2011

Resolution Number: N/A

Action: Approved the submitted Site Plan waiving the minimum building frontage guideline and minimum percentage of the building within a foot of the front property line guideline.

Board: Urban Design Review Board

Date: May 3, 2011

Resolution Number: N/A

Action: Approval with the condition that monument signage be added to the site.

Board: Access Advisory Board

Date: January 19, 2011

Resolution Number: N/A

Action: Approved with no changes.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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