



Council Communication

Office of the City Manager

Date:	October 10, 2011
Agenda Item No.	43
Roll Call No.	<u>11-1744</u>
Communication No.	<u>11-643</u>
Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Approval of Contract and Bond, and Permission to Sublet on Fire Station No. 1 Replacement, \$5,518,750.

SYNOPSIS:

Approving the Contract and Bond and Permission to Sublet on Fire Station No. 1 Replacement. 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 six 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.

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 September 26, 2011, under Roll Call No. 11-1670, the City Council held a public hearing and approved 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 six bay apparatus area; design consists of limestone, brick masonry, glazed aluminum curtain wall 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. The above project description includes six apparatus bays, since staff recommended acceptance of Add-Alternate No. 1, which added 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.

Item 53 A. on the September 26, 2011 Council for approval of the contract and bond, and permission to sublet was withdrawn, in order for the contractor to provide additional information regarding subcontractors. The contractor has provided the requested information, meeting the requirements of the proposal. Therefore approval of the contract and bond, and permission to sublet is being presented to the City Council for approval.

PREVIOUS COUNCIL ACTION(S):

Date: September 26, 2011

Roll Call Number: [11-1670](#)

Action: [On](#) Fire Station No. 1 Replacement: Resolution approving plans, specifications, form of contract documents, Engineer's estimate and designating lowest responsible bidder as Oakview dck, LLC, (Doug White, President, Structural Division), \$5,518,750. ([Council Communication No. 11-610](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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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