

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	August 13, 2012
	<b>Agenda Item No.</b>	<b>5B</b>
	<b>Roll Call No.</b>	<u>12-1227</u>
	<b>Communication No.</b>	<u>12-422</u>
	<b>Submitted by:</b>	<b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Ordering construction of the following: Municipal Service Center Preliminary Site Grading - Receiving bids, (8-28-12), and Setting date of hearing, (9-10-12). (Construction Estimate - \$2,287,245).

**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 City's service yards at S.E. 20th Street and Scott Avenue which house Public Works, Park and Recreation, and Engineering functions, will be displaced by the planned extension of the SE Connector. The City has also entered into development agreements with Kemin Industries for remaining portions of this site not required by the construction of the SE Connector. Phase 1 of the Municipal Services Center will provide the necessary replacement facilities. This project provides for preliminary site work including the installation of an intermediate foundation system, placement of the necessary fill for the building, and grading of the site, to allow construction of the Phase 1 building to begin in the spring of 2013.

**FISCAL IMPACT:**

Amount: \$2,287,245, City Engineer's Estimate

Funding Source: 2012-2013 CIP, Page Building-10, Municipal Service Center, BLD124, TIF Bonds.

**ADDITIONAL INFORMATION:**

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Municipal Service Center Preliminary Site Grading, 10-2013-001. The improvement includes removal of existing paving and debris, clearing and grubbing, excavation, furnishing and placing earthen fill, intermediate foundation system, storm sewer, seeding, storm water pollution prevention plan, erosion and traffic control; all in accordance with the contract documents including Plan File Nos. 547-107/124, located at the future Municipal Services Center site, 1550 Scott Avenue, Des Moines, Iowa.

The estimated construction cost is \$2,287,245. 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 25, 2012

Roll Call Number: [12-1034](#)

Action: [On](#) request to rezone 1540 Scott Avenue from “M-2” (Heavy Industrial) to “PUD” (Planned Unit Development) and approve the “City of Des Moines Municipal Services Center PUD Conceptual Plan” to allow the initial phase of development of a municipal services campus with approximately 85,000-square foot facility for offices, shops, and storage; and a 50,000-square foot outdoor storage yard for combined functions of the Parks and Recreation, Public Works, and Engineering Departments of the City. ([Council Communication No. 12-326](#)). Moved by Meyer to adopt and approve the rezoning to the PUD District classification and Conceptual Plan, subject to final passage of the rezoning ordinance. Motion Carried 7-0.

Date: March 26, 2012

Roll Call Number: [12-0497](#)

Action: [Approving](#) Professional Services Agreement with Neumann Monson Architects for design and construction phase services for the Municipal Services Center – Phase 1, not to exceed \$1,098,000. ([Council Communication No. 12-134](#)). Moved by Meyer to adopt. Motion Carried 7-0.

Date: March 26, 2012

Roll Call Number: [12-0496](#)

Action: [Approving](#) Memorandum of Understanding with Iowa Department of Transportation (IDOT) for functional replacement of Parks Service Center and Public Works Yard. ([Council Communication No. 12-131](#)). Moved by Meyer to adopt. Motion Carried 7-0.

Date: December 19, 2011

Roll Call Number: [11-2153](#)

Action: [Municipal](#) Services Center Master Plan and authorizing the City Manager to proceed with an RFP for design and construction services for Phase 1 of the project and directing staff to prepare the PUD Conceptual Plan and initiate the rezoning. ([Council Communication No. 11-770](#)). Moved by Meyer to adopt. Motion Carried 7-0.

Date: August 8, 2011

Roll Call Number: [11-1390](#)

Action: [On](#) intent to acquire property for Municipal Services and authorize acquisition of necessary property interests from affected property owners for the Municipal Service Center – Phase 1. ([Council Communication No. 11-527](#)). Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 25, 2011

Roll Call Number: [11-1323](#)

Action: [Resolution](#) approving components of the Executive Summary of the Draft Municipal Services Center Master Plan, and directing the City Manager to proceed with specific actions to advance the Municipal Services Center Project. Moved by Moore to adopt. Motion Carried 7-0.

Date: June 13, 2011

Roll Call Number: [11-1048](#)

Action: [Urban](#) Renewal Development Agreement with Kemin Industries, Inc. for expansion of World-wide Corporate Headquarters and Corporate Campus, 2100 Maury Street. ([Council Communication No. 11-391](#)). Moved by Meyer to adopt. Motion Carried 7-0.

### **BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: May 17, 2012

Action: Recommended by a vote of 11-0 that the proposed rezoning and PUD conceptual plan be approved, subject to the conditions

Board: Plan and Zoning Commission

Date: December 1, 2011

Action: Public Hearing at the Plan and Zoning Commission regarding the City Council initiated request for review and recommendation regarding the Municipal Services Center Master Plan.

Board: Joint informational session with the Plan and Zoning Commission, Urban Design Review Board, Park and Recreation Board and Neighborhood Revitalization Board was held.

Date: July 21, 2011

Action: N/A - Informational Presentation

### **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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