

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	November 19, 2012
	<b>Agenda Item No.</b>	<b>8</b>
	<b>Roll Call No.</b>	<b><u>12-1754</u></b>
	<b>Communication No.</b>	<b><u>12-578</u></b>
	<b>Submitted by:</b>	<b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Approving Supplemental Agreement No. 1 to the Professional Services Agreement with Neumann Monson PC for additional design and construction administration services for the Municipal Services Center (MSC) Phase 1, not to exceed \$44,870.

**SYNOPSIS:**

Recommend approval of Supplemental Agreement No. 1 to the Professional Services Agreement with Neumann Monson, P.C., Kevin Monson, President, 221 E. College Street, Suite 303, Iowa City, Iowa 52240, for a total cost not to exceed \$44,870, to provide design and construction administration services for the MSC Phase 1 solar hot water system and photovoltaic system.

**FISCAL IMPACT:**

Amount: \$44,870

Funding Source: 2012-2013 CIP, Page Municipal Building Improvements – 10, MSC, BLD124, TIF Bonds.

**ADDITIONAL INFORMATION:**

One of the twelve goals for the City established by the Mayor and City Council is for Des Moines to become a Sustainable Green Community. The City will be a leader in setting policies and practicing service delivery innovations that promote environmental sustainability.

In 2007, the City Council adopted the Energy Conservation and Environmental Enhancement Policy which was the next step in creating specific action plans, reviewing the plans and implementing strategies that have an acceptable cost/benefit. One of the guiding principles of the Policy is for the City to minimize its contribution to fossil fuel dependence and global warming by promoting energy efficiency, reducing energy use, and using renewable energy sources.

After the most recent cost estimate on the MSC design, the budget contingency will allow for incorporating several additional sustainable strategies in the design. Some will be integrated into the base bid and others will be add alternates to the base bid. Two of these strategies add renewable energy technologies – solar thermal hot water and photovoltaic (PV) systems.

The solar thermal hot water and PV system require extensive engineering. The solar thermal hot water system will be integrated into the hydronic heating system in the office areas and provide domestic hot

water. The initial purchase cost of the solar thermal system is estimated at \$160,000. The PV system will be an add alternate to the project. The initial purchase cost of the PV system is estimated to be \$810,000. The PV system will assist the electrical power system and is anticipated to have an annual energy savings of \$30,000 - \$35,000. This supplement is to cover the additional work necessary to design both of these systems.

**PREVIOUS COUNCIL ACTION(S):**

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: 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: 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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Normal Council actions on consultant service.

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