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|  <p style="text-align: center;">Council Communication Office of the City Manager</p> | Date: | February 25, 2013 |
| | Agenda Item No. | 6A |
| | Roll Call No. | <u>12-0286</u> |
| | Communication No. | <u>13-088</u> |
| | Submitted by: | Jeb E. Brewer, P.E., City Engineer |

AGENDA HEADING:

Ordering construction of the following: Municipal Service Center (MSC) - Phase 1 - Receiving bids, (3-26-13), and Setting date of hearing, (4-8-13). (Construction Estimate - \$13,500,000).

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. This project will construct a new facility at 1550 Scott Avenue to consolidate field services of the Park and Recreation Department and the Engineering Department’s Traffic & Transportation, Survey and Testing Lab divisions which are scattered in older, outdated facilities throughout the City. Some of the existing facilities are being displaced by the Southeast Connector roadway project and the expansion of Kemin Industries. The facility will house administration office space for the Park and Recreation Department, which will bring the entire department together in one building. The facility will be approximately 88,000 square feet that will include indoor vehicle parking, shops, storage, and offices for the Park and Recreation Administration that are currently located in multiple locations. The Facility will be submitted for LEED certification.

FISCAL IMPACT:

Amount: \$13,500,000, City Engineer's Estimate.

Funding Source: 2012-2013 CIP, Page Building - 10, MSC, BLD124, Being: \$4,497,260.80 (maximum) in Federal Surface Transportation Program (STP) funds being 80% eligible functional replacement costs under IDOT Project No. NHSX-U-1945(305)--8S-77, \$6,500,000 in TIF backed G.O. Bonds to be issued, and the remaining \$3,810,739.20 in TIF backed issued G.O. Bonds.

ADDITIONAL INFORMATION:

The City currently operates its field services (such as Public Works, Park and Recreation, Engineering -Traffic and Transportation and Housing Services maintenance) at satellite facilities in older buildings and outdated facilities. In order to better serve Des Moines’ citizens and realize organizational efficiencies, City services should be consolidated into sustainable facilities that are centrally located on a single site. One of the current facilities, the City’s service yards at SE 20th Street and Scott Avenue which houses Public Works, Park and Recreation and Engineering functions, will be displaced by the planned extension of the Southeast Connector. The City has entered into development agreements with Kemin Industries for portions of this site that will remain after the construction of the SE Connector. Kemin has a phased plan for occupying this site beginning immediately and continuing

through 2014. The need for replacement facilities has been accommodated by temporary relocation of the affected Public Works facilities to 903 SE 22nd Street. Design and construction of the new facility recommended for Phase 1 by the MSC Master Plan will accommodate the remainder of the needed replacement facilities for the service yards at SE 20th and Scott Avenue. Implementation of the full master plan will accommodate all replacement facilities and consolidate all field services operations into a single facility under a Phase II project. The centrally located site with 40-50 acres in the vicinity of SE 14th Street and the future SE Connector would facilitate efficient operations and organizational development.

As a result of staff recommendations, the MSC Master Plan included a section dedicated to sustainable design opportunities and the potential for the MSC to place a greater emphasis on sustainable design and LEED Certification. The budget contingency allowed for incorporating several additional sustainable strategies in the design. Two of these strategies add renewable energy technologies – solar thermal hot water and photovoltaic (PV) systems.

The solar thermal hot water and PV system required 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, and is included in the base bid. The PV system will be an add alternate to the project. The initial purchase cost of the PV system is estimated to be \$945,000. The PV system will assist the electrical power system and is anticipated to have an annual energy savings of \$30,000 - \$35,000.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Municipal Service Center - Phase 1, 10-2012-002. The improvement includes construction of a 88,000 square foot facility for the Park & Recreation Department, the Engineering Department's Traffic & Transportation, and Survey and Testing Lab Divisions, including administrative offices, shops, storage, and interior vehicle parking; all in accordance with the contract documents including Plan File Nos. 539-001/153, located at 1550 Scott Avenue, Des Moines, Iowa.

The estimated construction cost is \$13,500,000. 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: 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: March 26, 2012

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

Action: (A) [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: Access Advisory Board

Date: October 17, 2012

Action: Approved

Board: Urban Design Review Board

Date: October 2, 2012

Action: Chair Garner requested a letter of approval, as presented by a consensus of the members present, be sent to the City Council.

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 Plan and Zoning Commission, Urban Design Review Board, Park and Recreation Board and Neighborhood Revitalization Board

Date: July 21, 2011

Action: Joint informational session was held.

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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