

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	April 8, 2013
	Agenda Item No.	54
	Roll Call No.	<u>13-0609</u>
	Communication No.	<u>13-182</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hearing on Municipal Service Center - Phase 1: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Neumann Brothers, Inc., Marshall G. Linn III, President/CEO, \$15,005,900.

SYNOPSIS:

This is a public hearing to allow for public input on the Municipal Service Center - Phase 1, and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project will construct a new facility at 1550 Scott Avenue to consolidate field services of the Park and Recreation Department and Engineering Department Traffic & Transportation, Survey, and Lab Divisions which are scattered in older, outdated facilities throughout the City.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 finally bring that 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: \$15,005,900 Construction Contract with alternates (\$13,815,000 City Engineer's Estimate)

Funding Source: 2013-2014 CIP, Page Building - 10, Municipal Service Center, 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, \$2,558,639.20 in TIF backed issued G.O. Bonds, \$7,950,000 in TIF backed G.O. Bonds to be issued (\$1,000,000 of the TIF to be issued was intended for STR219, S.E. Connector - that funding will be replaced by G.O. Bonds to be issued).

ADDITIONAL INFORMATION:

On February 25, 2013, under Roll Call No. 13-0286, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Municipal Service Center - Phase 1. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, form of contract documents, and engineer's estimate for the construction of the Municipal Service Center - Phase 1, 10-2012-002. The improvement includes construction of an 88,000 square foot facility for the Park & Recreation

Department, the Engineering Department's Traffic & Transportation, 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.

Sealed bids for said improvement were submitted by the following bidders:

Neumann Brothers, Inc., Des Moines, IA
Dean Snyder Construction Co., Ankeny, IA
Larson & Larson Construction LLC, Urbandale, IA
The Hansen Company, Inc., Johnston, IA
A & P/Samuels, a joint venture, Wausau, WI – Bid Rejected
Oakview dck, LLC, Red Oak, IA
Breiholz Construction Co., Des Moines, IA
Rochon Corporation of Iowa, Inc., Urbandale, IA
Stahl Construction Co., St. Louis Park, MN

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 March 26, 2013.

The project included six alternates. The recommendation is to award alternates 2, 3, 4, and 5. These alternates are upgrading from double glazing to triple glazing, upgrading to light-emitting diode (LED) lights in shop areas, upgrading to LED lights in vehicle parking areas and adding some permeable pavers around walkways.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Neumann Brothers, Inc., Marshall G. Linn III, President/Chief Executive Officer, 1435 Ohio Street, Des Moines, IA, 50314 in the amount of \$15,005,900, including alternates 2, 3, 4, and 5, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

In addition \$725,000 could be available for land purchase associated with Phase 2 after July issuance of Tax Increment Financing (TIF) Bond sales.

PREVIOUS COUNCIL ACTION(S):

Date: February 25, 2013

Roll Call Number: [13-0286](#)

Action: Ordering construction of the following: (A) [Municipal](#) Service Center – Phase 1: Receiving of bids, (3-26-13), and Setting date of hearing, (4-8-13). (Construction Estimate - \$13,500,000). ([Council Communication No. 13-088](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: September 10, 2012

Roll Call Number: [12-1468](#)

Action: [On](#) Municipal Service Center Preliminary Site Grading: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Corell Contractor, Inc., (Grant S. Corell, President), \$1,183,474.50. ([Council Communication No. 12-481](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: September 10, 2012

Roll Call Number: [12-1469](#)

Action: [Approving](#) contract and bond, and permission to sublet. Moved by Meyer to adopt. Motion Carried 7-0.

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: June 25, 2012

Roll Call Number: [12-1035](#)

Action: [First](#) consideration of ordinance above. Moved by Meyer that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

Date: June 25, 2012

Roll Call Number: [12-1036](#)

Action: Final consideration of ordinance above, requires six votes. Moved by Meyer that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,114](#). 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: 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

Resolution Number: N/A

Action: Approved

Board: Urban Design Review Board

Date: October 2, 2012

Resolution Number: N/A

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

Resolution Number: N/A

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

Date: July 21, 2011

Resolution Number: N/A

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

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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