 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	June 9, 2014
	<b>Agenda Item No.</b>	<b>56</b>
	<b>Roll Call No.</b>	<b><u>14-0895</u></b>
	<b>Communication No.</b>	<b><u>14-263</u></b>
	<b>Submitted by:</b>	<b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Hearing on 9th & Locust Parking Garage Repairs. Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Lindner Painting, Inc., John R. Puelz, President, \$2,549,000.

**SYNOPSIS:**

This is a public hearing to allow for public input on the 9th & Locust Parking Garage Repairs and to take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for structural steel recoating, concrete repairs, piping insulation and radiant heat cable work at the 9th & Locust Parking Garage to address deterioration that has occurred. This work is necessary to preserve the City's investment in these parking structures and restore their structural integrity.

**FISCAL IMPACT:**

Amount: \$2,549,000 Construction Contract (\$2,057,900 City Engineer's Estimate)

Funding Source: 2014-2015 Capital Improvement Program (CIP), Page Parking - 6, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue, Being: \$2.25 million in TIF backed G.O. Bonds issued, and the remaining funding in TIF G.O. Bonds to be issued at a later date.

**ADDITIONAL INFORMATION:**

On May 5, 2014, by Roll Call No. 14-0674, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 9th & Locust Parking Garage Repairs. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the 9th & Locust Parking Garage Repairs, 04-2014-006. The improvements include power washing, abrasive blast cleaning, structural steel painting, concrete repairs, pipe insulation, radiant heating cable installation, traffic control and mobilization; all in accordance with the contract documents, including Plan File Nos. 559-001/030, located at the 9th & Locust Parking Garage - 801 Locust Street, Des Moines, Iowa.

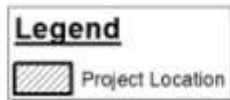
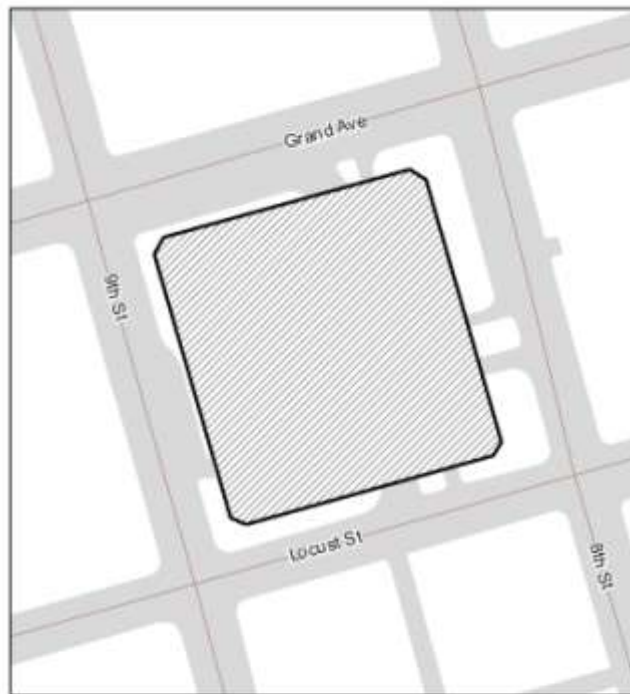
Sealed bids for said improvement were submitted by the following bidders:

Lindner Painting, Inc., Lincoln, NE

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 May 20, 2014.

Only one (1) bid was received, from Lindner Painting, Inc. In addition to Lindner Painting, Inc., there were 18 other plan holders that obtained plans from the City and the contract documents were also sent to nine (9) plan rooms in seven (7) other states beside Iowa. Of the 19 plan holders, 14 indicated they would be prime bidders but did not submit bids. Telephone calls were made to contractors asking why they did not bid, and the responses received included: large amount of work to be performed for smaller contractors, specialty/varied work elements such as sand blasting and painting and containment of the work area, and current available workforce and workload didn't allow completing the project this year. These types of projects are difficult to estimate since the work elements are varied and there are many unknowns. The estimate is lower than current market prices. Rebidding the project this year would not likely produce lower bids, and would push the completion date into next spring/summer that would result in schedule conflicts. Potential redevelopment of the 7th & Grand Parking Garage will eliminate use of this adjacent parking garage. This redevelopment will force parking customers from the 7th & Grand Parking Garage into the 9th & Locust Parking Garage. If the repairs are delayed to next year, there will be significant impact to parking customers.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Lindner Painting, Inc., John R. Puelz, President, 701 S. Coddington Avenue, Suite 100, Lincoln, NE, 68522 in the amount of \$2,549,000, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.



**PREVIOUS COUNCIL ACTION(S):**

Date: May 5, 2014

Roll Call Number: [14-0674](#)

Action: Ordering construction of the following:

- (B) [9th](#) & Locust Parking Garage Repairs: Receiving of bids, (5-20-14), Setting date of hearing, (6-9-14), Construction estimate, \$2,057,900. ([Council Communication No. 14-193](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).