

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> March 9, 2015
	<b>Agenda Item No.</b> MHGB5 <b>Roll Call No.</b> <u>15-352</u> <b>Communication No.</b> <u>15-119</u> <b>Submitted by:</b> Douglas C. Romig, Housing Services Director

**AGENDA HEADING:**

Awarding Bid No. V15-074-A “Royal View Manor Modernization” to Koester Construction Company; 3050 S.E. Enterprise Drive, Suite A, Grimes, IA.

**SYNOPSIS:**

In order to remain competitive in the rental market, the Housing Service Department is recommending awarding a modernization contract to Koester Construction from Bid No. V15-074-A in the amount of \$1,599,180, \$1,453,800 base bid and a cumulative amount not to exceed \$145,380 (10%) for Des Moines Municipal Housing Agency Director approval for change orders (contingencies). Competitive bids were issued through the City of Des Moines Procurement Office with four (4) bids received and the lowest compliant bid provided by Koester Construction Company.

**FISCAL IMPACT:**

Amount: \$1,599,180, (\$1,453,800 base bid and a cumulative amount not to exceed \$145,380 in contingency approval for change orders by Housing Services Director).

Funding Source: HUD approved Disposition Proceeds: S350 HS121000; page 113.

**ADDITIONAL INFORMATION:**

Royal View, located at 1101 Crocker on the edge of downtown Des Moines, is a 9-story high rise constructed in 1973. The building construction is a brick veneer over concrete block and cast in place concrete bearing walls. Floor slabs are cast in place concrete over metal panning and steel bar joist. The interior partitions are gypsum board over metal studs. Access to floors two (2) through nine (9) is via two (2) traction cable elevators.

There are a total of 200 apartments consisting of 126 efficiency units (480-square-feet), 68 1-bedroom units (460-square-feet), and six (6) two-bedroom units (748-square-feet). The buildings total square footage is approximately 144,000-square-feet. There is a central laundry located on the first floor, a large community room space on the first floor that can be divided into three (3) separate spaces through the use of folding partitions. Existing on-site employees are scattered throughout the first floor level of the building.

The planned renovations include updating all common areas floors one (1) through eight (8); carpeting, tile, painting and LED lighting; consolidation of staff offices for better security with geothermal heating; entrance and parking enhancements off of 12<sup>th</sup> Street; new security entrance doors and new

unit doors throughout the building. Additionally, a new community room for tenants will be incorporated into the first floor changes.

**PREVIOUS COUNCIL ACTION(S): NONE**

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

Board: Housing Services Board

Date: February 18, 2015

Resolution Number: 15-06

Action: Informed Housing Services Board that staff would be recommending award of Royal View Manor Modernization contract to Housing Services Board at their March 9, 2015 meeting.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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).