 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	August 24, 2015
	Agenda Item No.	48
	Roll Call No.	<u>15-1454</u>
	Communication No.	<u>15-462</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hearing on 7th and Grand Parking Garage Demolition. Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as D. W. Zinser Company, Inc., David W. Zinser, President, \$2,249,000.

SYNOPSIS:

This is a public hearing to allow for public input on the 7th and Grand Parking Garage Demolition and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The 7th and Grand parking ramp is estimated to be at the end of its useful life in 2019. At the request of Principal Financial Group, the City Council agreed to accelerate the replacement of this parking ramp to better coordinate with Principal’s \$238 million campus redevelopment project. This demolition contract will be followed by a contract to begin construction of a new parking ramp in early 2016.

FISCAL IMPACT:

Amount: \$2,249,000 Construction Contract (\$6,100,000 City Engineer's Estimate)

Funding Source: 2015-2016 CIP, Page Parking - 6, 7th and Grand Parking Replacement, PG034, Being: TIF-Backed G. O. Bonds to be issued

ADDITIONAL INFORMATION:

On July 13, 2015, under Roll Call No. 15-1121, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 7th and Grand Parking Garage Demolition. 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 7th and Grand Parking Garage Demolition, 25-2015-033. The project includes demolition of the existing 7th and Grand Parking Garage and remaining YWCA building. Work includes clearing and grubbing, demolition of the existing structures, protection of existing skywalk bridges, which will remain in place, engineered fill, disconnection of utilities and traffic control; all in accordance with the contract documents including Plan File Nos. 561-103/129, at 655 Grand Avenue, Des Moines, Iowa.

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

D. W. Zinser Company, Inc., Walford, IA
Frattalone Companies, Inc., St. Paul, MN
Veit & Company Inc., Rogers, MN, bid read under advisement
Brandenburg Industrial Service Company, Chicago, IL, bid read under advisement
Spirtas Wrecking Company, St. Louis, MO
American Demolition Corporation, Elgin, IL
Independence Excavating Inc., Des Moines, IA
Dore & Associates Contracting, Inc., Bay City, MI

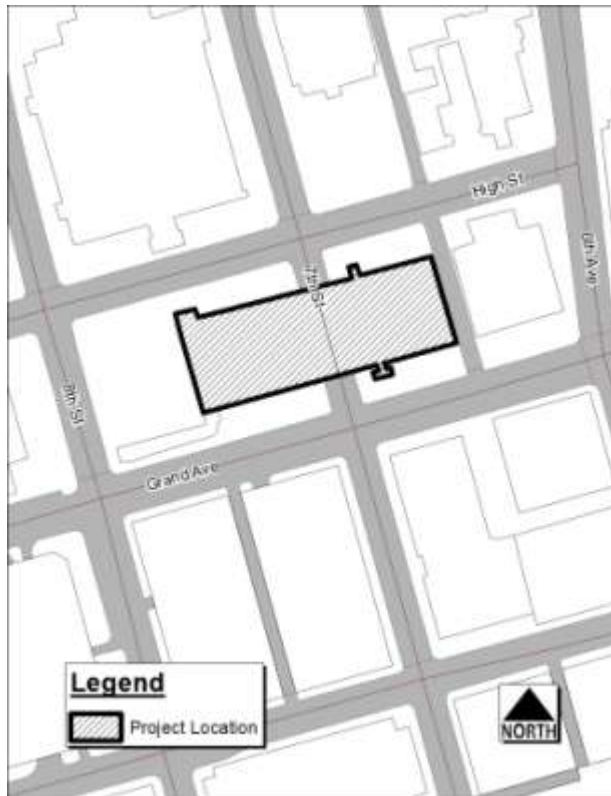
The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on August 11, 2015.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by D. W. Zinser Company, Inc., David W. Zinser, President, 1775 Commercial Drive, Walford, IA, 52351 in the amount of \$2,249,000, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

The 7th and Grand Parking Garage Demolition will also include removal of the skywalk bridge connecting the Diocese of Des Moines, temporary façade weatherproofing of their building, and removal of granite slabs forming the west boundary of their original site, but now located on City property.

Permanent Diocese façade repairs are not part of the 7th and Grand Parking Garage Demolition scope. Those repairs will be completed by the Diocese's contractor and are proposed to be reimbursed by the City of Des Moines through a separate agreement estimated at \$226,482. That agreement will be presented to the City Council at a later date.

The Diocese of Des Moines has expressed an interest in purchasing the City-owned alley immediately west of their property and east of the existing garage. City staff recommends delaying any decisions regarding the alley until the adjacent City-owned site is no longer needed for construction staging and a long-term vision is developed for the site. City staff will engage Diocese leaders early in any planning process and allow their input on the future of this important site.



PREVIOUS COUNCIL ACTION(S):

Date: July 13, 2015

Roll Call Number: [15-1121](#)

Action: Ordering construction of the following:

(D) [7th](#) and Grand Parking Garage Demolition: Receiving of bids, (8-11-15), Setting date of hearing, (8-24-15), Construction estimate, \$6,100,000. ([Council Communication No. 15-365](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 23, 2015

Roll Call Number: [15-0488](#)

Action: [Approving](#) Professional Services Agreement with Substance Architecture LLC, for the 7th and Grand Parking Ramp, not to exceed \$1,971,000. ([Council Communication No. 15-138](#)) Moved by Hensley to adopt. Motion Carried 6-1.

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.