

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 21, 2016
	Agenda Item No.	48
	Roll Call No.	[_____]
	Communication No.	<u>16-152</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Review of City Hall Improvements Project in accordance with the Taxpayer Quality Assurance Policy.

SYNOPSIS:

In accordance with the Taxpayer Quality Assurance Policy, the City Hall Improvements project is being submitted to the City Council for review, analysis and determination of whether the project is of such magnitude, scope or complexity that Council deems it necessary to request bidders to complete the General Contractor Quality Assurance Questionnaire and evaluate the need to include Subcontractor Quality Assurance Bid Requirements on the project.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

Construction of the City Hall Improvements project is currently-estimated to cost approximately \$6.3 million. The project consists of:

- Heating and Cooling - replacement of the existing 1963 steam boiler with one (1) high temperature and two (2) low temperature high efficiency boilers, installation of radiators and finned tube units, chilled beam units, fan coil units, refurbishing the existing chiller and cooling tower.
- Electrical and Lighting - LED exterior and interior lighting, reorganization of data equipment, adding cable trays, removal of all unused lines and equipment, new power and data jacks in remodeled areas.
- Fire Protection - installation of concealed sprinkler heads in most occupied areas, exposed pipes and valves in north and south stairwells, main vestibule and unoccupied spaces. Upgrades to fire detection and alarm system.
- Architectural - remodeling of the Mayor/Council office area, legal offices, Kofu Conference room, new ceilings in the majority of spaces, new carpet, restroom refurbish and accessibility upgrades and reroofing.

If Council directs the use of the General Contractor Quality Assurance Questionnaire on this project, bidders will be asked to submit the completed Questionnaire with their bid. If Council also directs

inclusion of the Subcontractor Quality Assurance Bid Requirements of this project, the requirements will be included in the bid documents for the following anticipated subcontractors for the project:

- Drywall/Carpentry/Wall Framing/Plaster Repair/Ceilings;
- Elevator;
- Fire Protection;
- Mechanical;
- Roofing;
- Electrical;
- Communications/Data; and
- Plumbing.

Council will then be provided with the questionnaire of the apparent low responsible bidder for Council's consideration in determining the lowest responsible, responsible bidder in accordance with Section 26.9 of the Iowa Code.

PREVIOUS COUNCIL ACTION(S):

Date: March 7, 2016

Roll Call Number: [16-0416](#)

Action: [Revised](#) City of Des Moines Taxpayer Quality Assurance Policy. ([Council Communication No. 16-127](#)) Moved by Gatto to adopt the policy as amended to allow the Questionnaire to be submitted with the bid – strike “no later than two weeks prior to the deadline for accepting bids”. Motion Carried 6-1. Nays: Hensley.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Ordering construction.

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.