

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 21, 2016
	Agenda Item No.	47A
	Roll Call No.	<u>16-504</u>
	Communication No.	<u>16-162</u>
	Submitted by:	Scott E. Sanders, City Manager

AGENDA HEADING:

Authorizing payment of \$553,509 to ICON Construction for tenant improvements to Capitol Center III Building at 400 East Court Avenue.

SYNOPSIS:

Approve payment for the construction of tenant improvements of Capitol Center III to ICON Construction, LLC, 1225 Jordan Creek Parkway, Suite 114, West Des Moines, IA 50266.

FISCAL IMPACT:

Amount: \$553,509

Funding Source: FY2017 Operating Budget – ND405643 – Non-Departmental, pg. 91.

ADDITIONAL INFORMATION:

On December 7, 2015 Council approved a lease agreement for Capitol Center III, 400 E Court Avenue to be used for the temporary relocation of City Hall staff while the City Hall, Grand Avenue Bridge and the City Hall parking lot are under construction. In this agreement, the City agreed that the Landlord would construct improvements to the leased space according to an agreed upon space plan. These improvements would be at the City’s expense. The Landlord’s construction manager, ICON Construction, 1225 Jordan Creek Parkway, Suite 114, West Des Moines, IA 50266, a subsidiary of R&R Realty Group, solicited three (3) bids for tenant improvements.

The bid included work necessary to maintain business functionality while City Hall staff are relocated for an estimated 24 months. The work includes: the creation of 20 additional office or conference spaces, bathroom updates, general carpentry work, painting and carpet replacement, and associated plumbing and HVAC costs. The bid totals \$553,509, inclusive of a 7% ICON fee and a 2.5% contingency fee. ICON has significant knowledge of the existing conditions within the building.

PREVIOUS COUNCIL ACTION(S):

Date: December 7, 2015

Roll Call Number: [15-2085](#) and [15-2086](#)

Action: Items regarding lease of office space at Capitol Center 2, 400 E. Court Avenue, for the temporary relocation of City Hall employees: ([Council Communication No. 15-638](#))

(A) [Public](#) Hearing on lease. Moved by Coleman to adopt. Motion Carried 6-1. Nays: Gatto.

(B) [Approving](#) form and authorizing execution. Moved by Coleman to adopt. Motion Carried 6-1. Nays: Gatto.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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