 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	April 25, 2016
	Agenda Item No.	6A
	Roll Call No.	<u>16-651</u>
	Communication No.	<u>16-223</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: City Hall Improvements - Receiving bids, (5-24-16), and Setting date of hearing, (6-13-16). Construction Estimate - \$5,795,000.

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The project provides for the replacement of the existing boiler which is over 50 years old. The HVAC system will be upgraded because many elements are beyond their useful life and parts are no longer available. Improvements to City Hall include new LED lighting, fire suppression, remodeling and architectural improvements, and a new ADA accessible elevator.

FISCAL IMPACT:

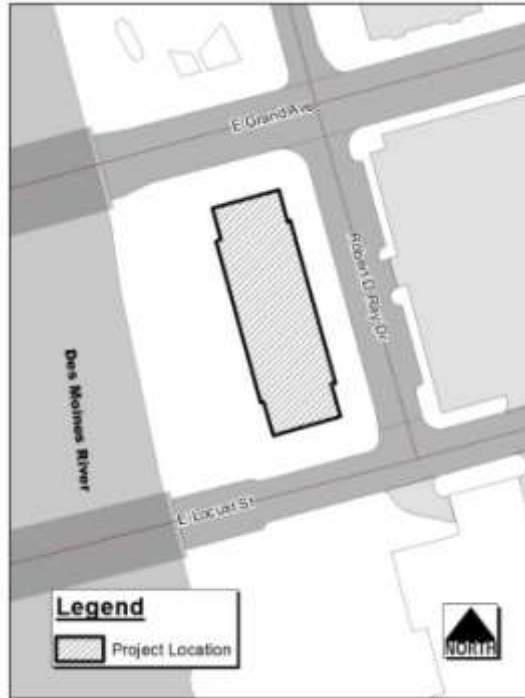
Amount: \$5,795,000 City Engineer's Estimate

Funding Source: 2016-2017 CIP, Page Building-5, City Hall Improvements, BL127, Being: \$3,360,000, Urban Renewal G.O. Bonds to be issued; \$555,284 G.O. Bonds Issued; and the remaining \$1,879,716, FY 2015 Unreserved General Fund balance.

ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the City Hall Improvements, 10-2016-004. The improvement includes the replacement and/or rehabilitation of HVAC equipment; lighting and lighting controls; installation of a new fire suppression system and upgrades to the fire alarm and detection system; architectural remodeling includes reconfiguration of the Mayor & Council offices; electrical work as required by the equipment replacements and the architectural remodeling; minor data and phone cabling upgrades; new elevator; remodeling first floor conference room, third floor Legal offices, and first floor public restrooms; all in accordance with the contract documents including Plan File Nos. 563-014/105, located at 400 Robert D. Ray Drive, Des Moines, Iowa.

The estimated construction cost is \$5,795,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.



PREVIOUS COUNCIL ACTION(S):

Date: March 21, 2016

Roll Call Number: [16-0506](#)

Action: [Review](#) of City Hall Improvements Project in accordance with the Taxpayer Quality Assurance (TQA) Policy, (roll call contains alternative motions). ([Council Communication No. 16-152](#)) Moved by Gatto to adopt alternative C. That the City Hall Improvement Project is of such a magnitude, scope or complexity that the bidders WILL BE required to complete the General Contractor Quality Assurance Questionnaire; AND the use of the Subcontractor Quality Assurance Bid Requirements WILL BE required on the City Hall improvement Project. Motion Carried 6-1. Nays: Hensley.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also 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.