 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	June 13, 2016
	Agenda Item No.	65
	Roll Call No.	<u>16-1008</u>
	Communication No.	<u>16-313</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hearing on City Hall Improvements: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Henning Paric Commercial, LLC, Kevin Walker, President, \$5,528,425.

SYNOPSIS:

This is a public hearing to allow for public input on the City Hall Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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: \$5,528,425 Construction Contract Base Bid plus Alternates 1, 2, and 3 (\$5,930,000 Base Bid plus Alternates 1, 2, and 3, 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 \$1,613,141 transfer from Unreserved General Fund balance (transfer to be made FY 17).

ADDITIONAL INFORMATION:

On April 25, 2016, under Roll Call No. 16-0651, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the City Hall Improvements. 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 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 to 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.

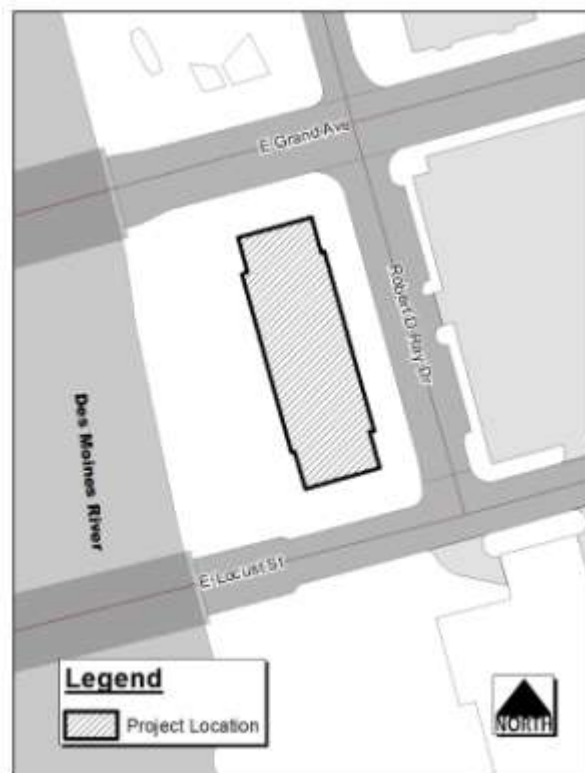
Sealed bids for said improvement were submitted by the following bidders:

Henning Paric Commercial, LLC, Johnston, IA
Lang Construction Group, Inc., West Des Moines, IA
Hansen Company, Inc., Johnston, IA
Neumann Brothers, Inc., Des Moines, IA
Rochon Corporation of Iowa, Inc., Urbandale, IA
Lansink Construction, Inc., Johnston, IA
Larson & Larson Construction LLC, Urbandale, IA
ICON Construction, LLC, West Des Moines, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the Shijiazhuang Room, 2nd Floor, City Administration Building, 400 E. Court Avenue, Des Moines, Iowa at 11:00 a.m. on May 24, 2016.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Henning Paric Commercial, LLC, Kevin Walker, President, 5800 Merle Hay Road, Suite 14, Johnston, IA, 50131 in the amount of \$5,528,425, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

Due to the age and condition of the existing building, the number of modifications made and the nature of the proposed work, there will be unanticipated work and additional costs to address during the construction project. This will include revisions to comply with the building code and identification/resolution of issues that could not be identified prior to demolition. The project budget includes a contingency amount to support these changes.



PREVIOUS COUNCIL ACTION(S):

Date: April 25, 2016

Roll Call Number: [16-0651](#)

Action: Ordering construction of the following:

- (A) [City](#) Hall Improvements: Receiving of bids, (5-24-16), Setting date of hearing (6-13-16). Construction estimate, \$5,795,000. ([Council Communication No. 16-223](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: April 20, 2016

Resolution Number: V.A.1

Action: Plans for Review and Approval and Recommendation.

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 Administration Building, 400 E. Court Avenue Ste.116. 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.