 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 11, 2017
	Agenda Item No.	7C
	Roll Call No.	<u>17-1537</u>
	Communication No.	<u>17-651</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: 2018 Parking Garage Mechanical/Electrical/Plumbing Repair Program - Receiving bids, (10-10-17), and Setting date of hearing, (10-23-17). Construction Estimate - \$471,000.

SYNOPSIS:

Recommend the City Council proceed with construction of this improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project provides for the repair of parking garages mechanical, electrical, fire alarm, and plumbing facilities in the 5th & Keo, 7th & Center Park and Ride, 4th & Grand, 3rd & Court, and 9th & Locust Parking Garages. This work is necessary to preserve the City’s investment in these parking garages and restore their structural integrity.

FISCAL IMPACT:

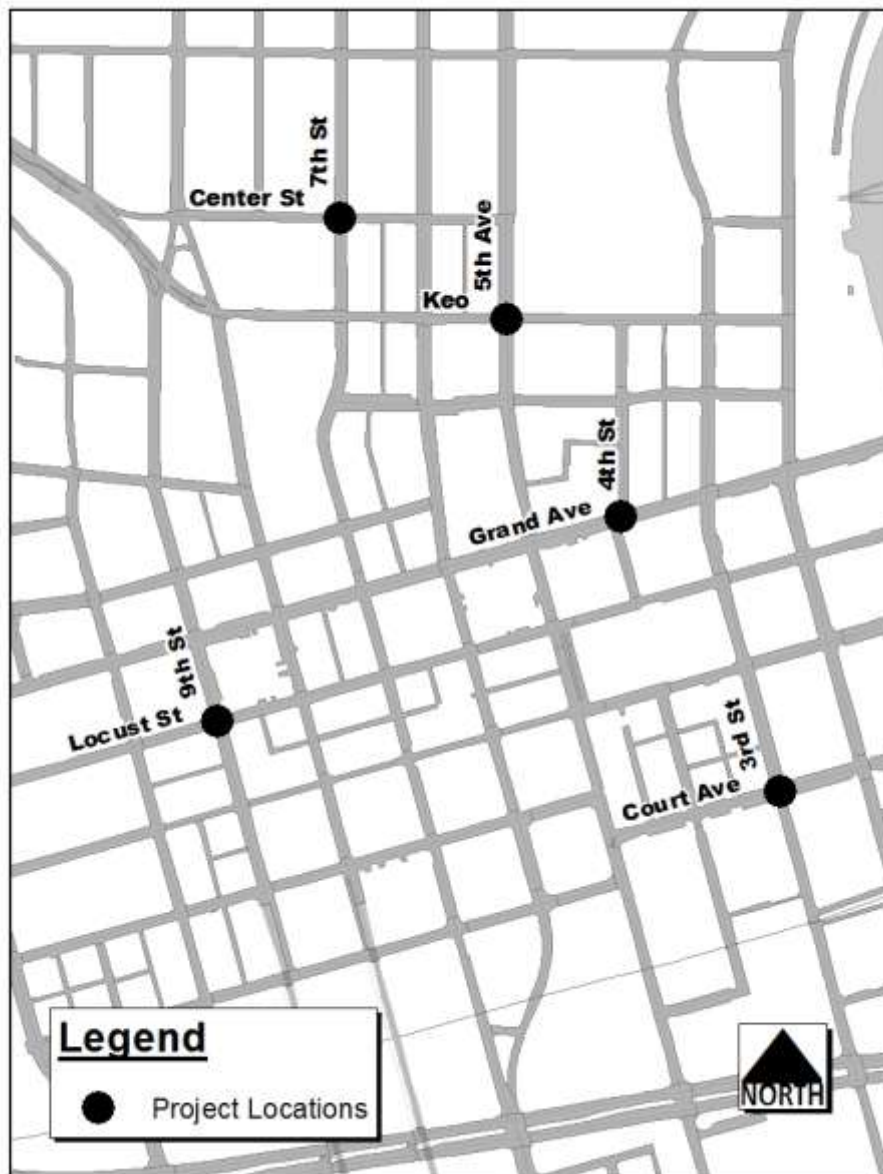
Amount: \$471,000 (City Engineer's Estimate)

Funding Source: 2017-2018 CIP, Page Parking – 4, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

ADDITIONAL INFORMATION:

- In December 2016, the Engineering Department completed a review of all mechanical, electrical, and plumbing (MEP) of all seven (7) City of Des Moines parking garages.
- Five (5) of the garages (3rd & Court, 4th & Grand, 5th & Keo, 7th & Center, and 9th & Locust) have MEP issues that require further design and construction engineering. The items noted in the 2016 Parking Facility Condition Study are high priority repairs.
- On May 8, 2017, under Roll Call No. 17-0739, the City Council approved a professional services agreement with IMEG Corp. for design and construction services for the 2017 Parking Garage Repair Program, not to exceed \$79,499. The project name has changed from the 2017 Parking Garage Repair Program to the 2018 Parking Garage Mechanical/Electrical/Plumbing Repair Program.

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 2018 Parking Garage MEP Repair Program, 04-2017-019. The improvement includes the repair of parking garages MEP, fire alarm and fire suppression systems that include the lights, drains, sprinklers, HVAC, conduit, wiring, electrical panels; all in accordance with the contract documents, including Plan File Nos. 585-097/178, located at the 5th & Keo (525 5th Avenue), 7th & Center Park and Ride (830 6th Avenue), 4th & Grand (400 Grand Avenue), 3rd & Court (210 2nd Avenue), and 9th & Locust (801 Locust Street) Parking Garages, Des Moines, Iowa.
- The estimated construction cost is \$471,000. 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: May 8, 2017

Roll Call Number: [17-0739](#)

Action: [Approving](#) exception to request for proposals process for good cause and approving Professional Services Agreement with IMEG Corp. for design and construction services for the 2017 Parking Garage Repair Program, not to exceed \$79,499. ([Council Communication No. 17-407](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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 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.