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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b> July 9, 2018  |
|  | <b>Agenda Item No.</b> 49<br><b>Roll Call No.</b> <u>18-1197</u><br><b>Communication No.</b> <u>18-357</u><br><b>Submitted by:</b> Steven L. Naber, P.E.,<br>City Engineer |

**AGENDA HEADING:**

Hearing on 9th & Locust Parking Garage Skywalk Renovation: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Henkel Construction Company, Gary J. Schmit, President, \$570,500.

**SYNOPSIS:**

This is a public hearing to allow for public input on the 9th & Locust Parking Garage Skywalk Renovation and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for the removal of the skywalk corridors on the north and east side of the 9th & Locust Parking Garage. The 9th & Locust Parking Garage currently has skywalk corridors on all four (4) sides. These areas will be replaced with parking stalls which will add parking revenue. This project will also provide the following benefits which will result in a substantial savings over time to the City:

- Removing the sprinkler system from the corridors (no longer required by code with north and east corridors removed) avoiding need for replacement and future maintenance.
- Removing the heating, ventilation, and air conditioning (HVAC) systems in the north and east corridors avoiding need for replacement and future maintenance; also salvaging HVAC units from removed north and east skywalk corridors for future service and repairs to the HVAC systems for the remaining south and west skywalk corridors.
- Taking northeast and southwest elevators out of service avoiding need for replacement and future maintenance; also salvaging elevator parts to service the northwest and southeast elevators remaining in service

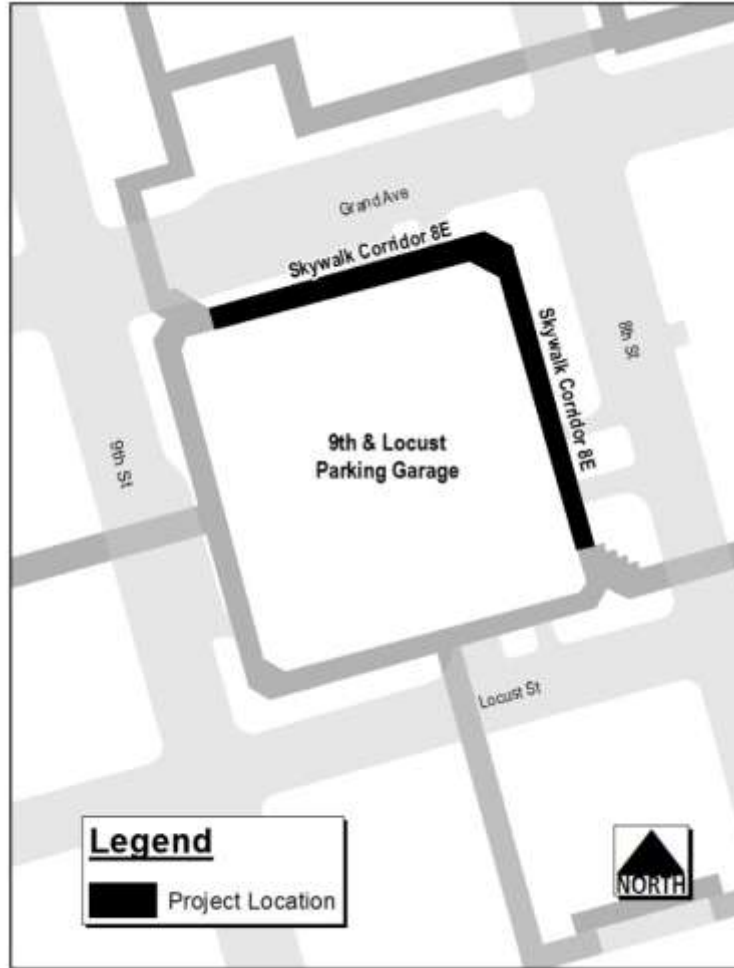
**FISCAL IMPACT:**

Amount: \$570,500 Construction Contract Base Bid plus Alternates 1 and 2 (\$608,000 Base Bid Plus Alternates 1 and 2 City Engineer’s Estimate)

Funding Source: 2018-2019 CIP, Page Parking – 4, Parking Facility Rehab/Repair Program, PG016, Parking System Revenue

**ADDITIONAL INFORMATION:**

- On June 11, 2018, under Roll Call No. 18-0958, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 9th & Locust Parking Garage Skywalk Renovation. 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 9th & Locust Parking Garage Skywalk Renovation, 04-2018-008. The improvement includes the modification of parking garage skywalk corridors including demolition, concrete removal, reinforcing steel, concrete patching, structural concrete, expansion joint repair, lights, outlets, doors, elevator decommissioning and concrete sealing; all in accordance with the contract documents, including Plan File Nos. 582-161/200, located at the 9th & Locust Parking Garage, Des Moines, Iowa.
- Sealed bids for said improvement were submitted by the following bidders:
  - Henkel Construction Company, Ames, IA
  - Edge Commercial, LLC, Grimes, IA
  - Core Structural Services LLC, Clive, IA
  - Neuman Brothers, Inc., Des Moines, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on June 26, 2018.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Henkel Construction Company, Gary J. Schmit, President, 2500 Ford Street, Ames, IA, 50010 in the amount of \$570,500, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- The recommended add alternates include full decommissioning of the elevators that will no longer be needed and installation of a new fire alarm system to replace the existing sprinkler system.



**PREVIOUS COUNCIL ACTION(S):**

Date: June 11, 2018

Roll Call Number: [18-0958](#)

Action: Ordering construction of the following

(C) [9th](#) & Locust Parking Garage Skywalk Renovation: Receiving bids, (June 26, 2018), and Setting date of hearing, (July 9, 2018). (Construction Estimate - \$560,000.00). ([Council Communication No. 18-298](#) Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**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 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](mailto:cityclerk@dmgov.org).