


## COUNCIL COMMUNICATION

	Number:	<b>19-091</b>	Meeting:	<b>March 11, 2019</b>
	Agenda Item:	<b>7</b>	Roll Call:	<b>19-344</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer and John F. TeKippe, Fire Chief</b>		

### AGENDA HEADING:

Approving Professional Services Agreement (PSA) with SystemWorks, L.L.C. for professional services for Fire Station No. 11 Building Commissioning, not to exceed \$72,800.

### SYNOPSIS:

Approving the PSA with SystemWorks, L.L.C. Andrew Bennett, Principal, 409 Fifth Street, West Des Moines, Iowa, 50265, for a total cost not to exceed \$72,800, based on hourly rates, to provide design and construction phase services for Fire Station No. 11 Building Commissioning.

### FISCAL IMPACT:

Amount: \$72,800

Funding Source: Recommended 2019-2020 CIP, Page Fire Protection Improvements – 6, NE Fire Station, FR041

### ADDITIONAL INFORMATION:

- The new Des Moines Fire Station No. 11 will be located on a 3-acre, City-owned site at 4144 Hubbell Avenue. The facility is anticipated to be approximately 17,000 square feet.
- On December 17, 2018, by Roll Call No. 18-2043, City Council approved a PSA with SVPA Architects, Inc. to provide design and construction services for Fire Station No. 11 for an amount not to exceed \$392,275.
- Design of the project is anticipated to be completed in the first quarter of 2020 with construction anticipated to commence in the third quarter of 2020. Occupancy of the new Des Moines Fire Station No. 11 is anticipated by the third quarter of 2021.
- A Request for Proposals (RFP) for professional services for the Fire Station No. 11 Building Commissioning was issued, posted on the City's website, and publicized in the newspaper. A selection committee of Fire Department, Facilities Division, and Engineering Department staff reviewed and rated the three (3) proposals received in response to the RFP. SystemWorks, L.L.C. was selected based upon the selection criteria in the RFP and SystemWorks, L.L.C.'s project approach and similar previous experience.

- Staff has negotiated a PSA with SystemWorks, L.L.C. for a total cost not to exceed \$72,800, based upon hourly rates, for building commissioning services for Fire Station No. 11 Building Commissioning.
- Building Commissioning is being conducted to fulfill requirements for Fundamental Commissioning Pre-requisites, as well as acquire Enhanced Commissioning Credits, which are necessary in the City's attempt in obtaining a Leadership in Energy and Environmental Design (LEED) v4-certified building.

**PREVIOUS COUNCIL ACTION(S): NONE**

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

City staff does not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement, which may require Council action.

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