


## COUNCIL COMMUNICATION

	Number:	<b>19-465</b>	Meeting:	<b>November 4, 2019</b>
	Agenda Item:	<b>7D</b>	Roll Call:	<b>19-1697</b>
	Submitted by:	<b>John F. TeKippe, Fire Chief; Steven L. Naber, P.E., City Engineer; and James M. Hoff, Facilities Manager</b>		

### AGENDA HEADING:

Ordering construction of the following: Des Moines Fire Station No. 11 - Receiving bids, (12-3-19), and Setting date of hearing, (12-16-19). Construction Estimate - \$4,900,000.

### 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 new fire station will be approximately 14,600 square feet and includes three (3) drive-through apparatus bays, sleeping quarters, locker rooms, kitchen, TV/training room, other building support spaces, parking, and E. 42<sup>nd</sup> Street improvements. The facility will be designed and submitted for LEED certification with geothermal and solar array as the infrastructure.

### FISCAL IMPACT:

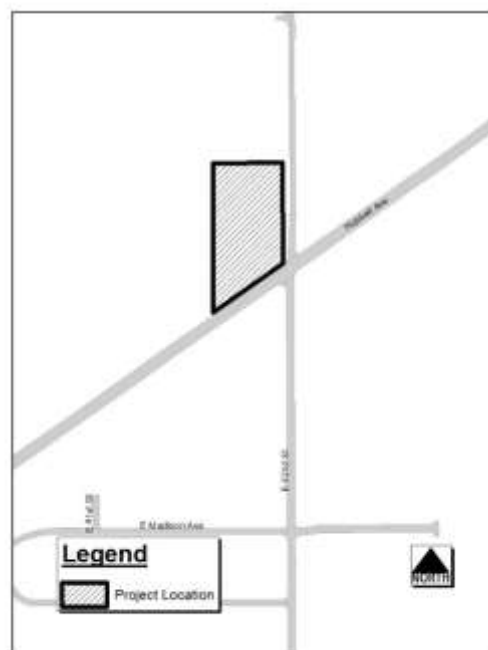
Amount: \$4,900,000 City Engineer's Estimate

Funding Source: 2019-2020- CIP, Page Fire – 6, NE Fire Station, FR041, G. O. Bonds

### ADDITIONAL INFORMATION:

- Fire Station No. 11 will serve the northeast part of the City and will provide residents in the area with more efficient and responsive emergency services.
- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Des Moines Fire Station No. 11, 10-2019-001. The improvement includes new construction of an approximately 14,600 square feet fire station which includes a 2-story mechanical area, living quarters, and a three (3) bay apparatus area; design consists of cast stone, brick masonry, glazed aluminum curtainwall and architectural aluminum metal panels; wall structure consists of perimeter bearing walls and internal bearing and non-bearing concrete masonry units; floor structure is steel beam framing and concrete/metal floor decking; roof structure is metal roof joists and decking; roofing system is a single-ply, fully adhered membrane on low slope roof areas and metal roof for the apparatus bay; also sidewalks, utilities and reconstruction of E. 42<sup>nd</sup> Street; all work in accordance with the contract documents, including Plan File Nos. 601-070/210, located at 4150 E. 42<sup>nd</sup> Street.

- This building incorporates a number of renewable and green features. These features include a geothermal mechanical HVAC system, solar array for electricity, rain water collection for landscaping, a ventilation system to filter exhaust fumes from administration areas, and the separation of contaminated equipment and clean equipment areas.
- The City razed a former hotel building that previously occupied the site via a demolition contract. The address of the hotel was 4144 Hubbell Avenue, as it faced Hubbell Avenue. The new fire station will face E. 42<sup>nd</sup> Street.
- The estimated construction cost is \$4,900,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- Construction is anticipated to begin in the first quarter of 2020 and be complete by mid-late summer of 2021.
- City Council, on June 24, 2019, by Roll Call No. 19-1043, approved the City of Des Moines Post Bid General Contractor Quality Assurance Questionnaire Policy in recognition that a governmental entity may obtain information from the lowest responsible bidder to determine bidder's responsibility relating to the bidder's experience, number of employees, and ability to finance the cost of the public improvement; and that Vertical Infrastructure Projects are designed for human occupancy and construction of such projects can be complex and difficult, requiring submission of the General Quality Assurance Questionnaire to the apparent lowest bidder on Vertical Infrastructure Projects as defined in the Policy.
- Des Moines Fire Station No. 11 Project is subject to City of Des Moines Post Bid General Contractor Quality Assurance Questionnaire Policy approved on June 24, 2019, by Roll Call No. 19-1043, consistent with the recognitions made by the City Council in that Roll Call and consistent with the policy.



Rendered Views:



**PREVIOUS COUNCIL ACTION(S):**

Date: July 15, 2019

Roll Call Number: [19-1155](#)

Action: [On](#) 4144 Hubbell Avenue Demolition: Resolution approving plans, specifications, form of contract documents, and Engineer's estimate and designating lowest responsible bidder as D.W. Zinser Company (David W. Zinser, President), \$104,690. ([Council Communication No. 19-305](#)) Moved by Westergaard to adopt. Motion Carried 7-0.

Date: December 17, 2018

Roll Call Number: [18-2043](#)

Action: [Approving](#) Professional Services Agreement with Savage-Ver Ploeg & Associates, Inc. d/b/a SVPA Architects, Inc. for Fire Station No. 11, not to exceed \$392,275. ([Council Communication No. 18-674](#)) Moved by Westergaard to adopt. Motion Carried 7-0.

### **BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: October 1, 2019

Resolution Number: N/A

Action: The Board is asked to review and make recommendation on the proposed final design of the project. Staff Recommendation: Approval.

Board: Access Advisory Board

Date: August 21, 2019

Resolution Number: 19-21

Action: Des Moines Fire Station 11. Motion by Thompson to approve. Seconded by Smith. Motion Carried 8-0.

\*The Access Advisory Board will review and approve the minutes with the above action at their next meeting.

### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, approval of contract and bond, partial payments to the contractor and final acceptance of work.

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