

COUNCIL COMMUNICATION

	Number:	19-544	Meeting:	December 16, 2019
	Agenda Item:	68	Roll Call:	19-2072
	Submitted by:	John F. TeKippe, Fire Chief; Steven L. Naber, P.E., City Engineer; and James M. Hoff, Facilities Manager		

AGENDA HEADING:

Hearing on Des Moines Fire Station No. 11: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Rochon Corporation of Iowa, Inc., Russell Carew, President, \$6,129,000.

SYNOPSIS:

This is a public hearing to allow for public input on the Des Moines Fire Station No. 11 and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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. 42nd street improvements. The facility will be submitted for LEED certification with geothermal and solar array as the infrastructure.

FISCAL IMPACT:

Amount: \$6,129,000 construction contract (\$4,900,000 City Engineer's estimate)

Funding Source: 2019-2020- CIP, Page Fire – 6, NE Fire Station, FR041, G. O. Bonds, with a transfer of \$180,000 of Gaming Monies from ST217, Roadway Rehabilitation – Collector.

ADDITIONAL INFORMATION:

- On November 4, 2019, under Roll Call No. 19-1697, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Des Moines Fire Station No. 11. 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 Des Moines Fire Station No. 11, 10-2019-001.
- The improvement includes new construction of an approximately 14,600-square-foot 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. 42nd Street; all work in accordance with the contract documents, including Plan File Nos. 601-070/209, located at 4150 E. 42nd Street.

- Sealed bids for said improvement were submitted by the following bidders:
 - Rochon Corporation of Iowa, Inc., Urbandale, IA
 - OLP Construction, LLC, Urbandale, IA - Bid read under advisement: bidder added an alternate bid item
 - Christner Contracting, Inc., Ottumwa, IA
 - Estes Company d/b/a Estes Construction, Davenport, IA
 - Covenant Construction Services, LLC, Clive, IA
 - Lang Construction Group, Inc., West Des Moines, IA
 - Core Structural Services LLC, Clive, IA
 - Dean Snyder Construction Co., Ankeny, IA

- The bids were received and opened at a public meeting presided over by the Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on December 3, 2019.

- Upon review, seven (7) of the eight (8) bids were in the \$6 million range, and within 9.3% of each other, indicating that the bids received were fair and accurate for the type and amount of work to be done. As a result, staff does not recommend re-bidding the project, as that would not result in any savings.

- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Rochon Corporation of Iowa, Inc., Russell Carew, President, 3401 106th Circle, Urbandale, IA, 50322 in the amount of \$6,129,000, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement, as stated above.

- Construction will commence in 2020 with scheduled completion date in summer 2021.



PREVIOUS COUNCIL ACTION(S):

Date: November 4, 2019

Roll Call Number: [19-1697](#)

Action: Ordering construction of the following:

- (D) [Des Moines Fire Station No. 11](#): Receiving of bids, (12-3-19), Setting date of hearing, (12-16-19). Engineer's estimate, \$4,900,000. ([Council Communication No. 19-465](#)) 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.

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