


COUNCIL COMMUNICATION

	Number:	20-014	Meeting:	January 13, 2020
	Agenda Item:	11	Roll Call:	20-0021
	Submitted by:	James M. Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Professional Services Agreement (PSA) with OPN, Inc. d/b/a OPN Architects, Inc. for design and construction services for the Municipal Services Center (MSC) - Phase 2, not to exceed \$1,381,000.

SYNOPSIS:

Recommend approval of the PSA with OPN Architects, Inc. (Rick Seely AIA, Principal, 100 Court Avenue, Suite 100, Des Moines, Iowa, 50309), for a total cost not to exceed \$1,381,000, based on a lump sum amount of \$1,191,000 and reimbursable costs not to exceed \$190,000, to provide design and construction services for MSC - Phase 2.

FISCAL IMPACT:

Amount: \$1,381,000

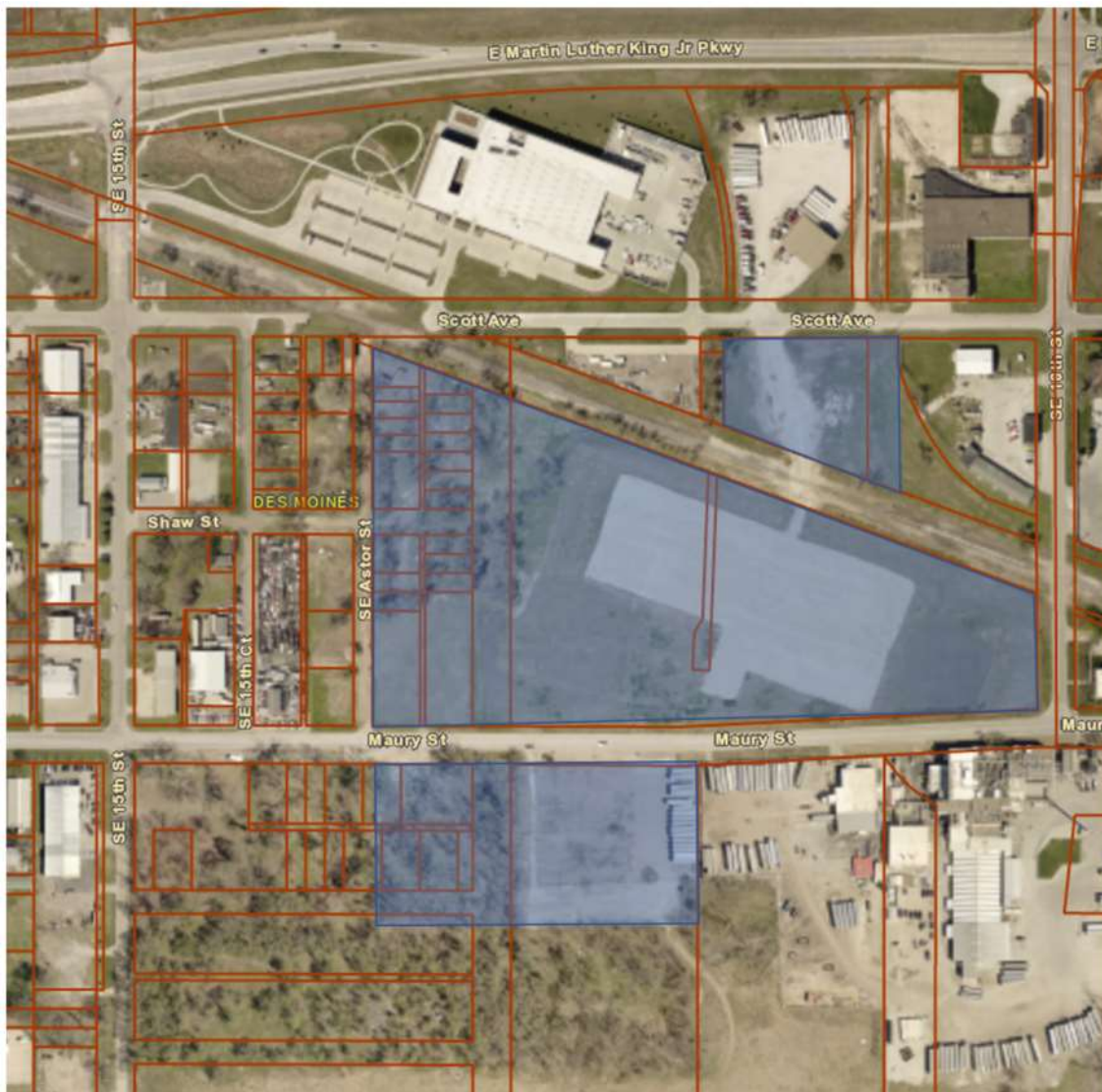
Funding Source: 2019-2020 CIP, Page Building-12, Municipal Services Center – Phase 2, BL128, G.O. Bonds

ADDITIONAL INFORMATION:

- his project provides for the planning, design and development of the second phase of the MSC. The need for the second phase of the MSC is driven by:
 - The existing facilities are in need of substantial investment of maintenance and repairs (i.e. leaking roofs, mechanical and electrical systems need replacement, etc.).
 - The existing facilities do not have adequate space (i.e. vehicles are double-parked and larger vehicles do not fit in existing vehicle bays).
 - The existing facilities are outdated and functionally obsolete, including lacking indoor vehicle storage resulting in substantial increase in vehicle maintenance and fuel costs. Without the indoor vehicle storage, staff must currently plug in all diesel vehicles parked outdoors to keep them warm during the winter; workers need to idle approximately 220 vehicles for 10 to 15 minutes at the start of the workday in the winter, and clean them off and scrape them down.

- Locating multiple City services to one (1) location increases efficiency (compared to currently where City services are spread out over multiple buildings that are a significant distance apart).
- The MSC - Phase 2 Summary of Updated programming (dated March 29, 2017) called for the MSC - Phase 2 to be constructed in two (2) phases, Site Phases 2A and 2B:
 - Site Phase 2A included approximately 140,000 square feet of building, 97 employees, indoor storage for 65 vehicles, 130 stalls parking, 76 stalls staging, that will house Fleet Services, Solid Waste, and Radio Services, covered vehicle fueling point, and wash bay.
 - Site Phase 2B included approximately 250,000 square feet of building, 220 employees, indoor storage for 268 vehicles, 190 stalls parking that will house Public Works crews and equipment.
- On May 8, 2017, by Roll Call No. 17-0827, City Council provided authorization to proceed with acquisition of the necessary property interests for the MSC - Phase 2 by gift, negotiation, or eminent domain. The necessary property has been acquired for the MSC - Phase 2.
- On January 8, 2018, by Roll Call No. 18-0083, City Council approved plans, specifications, form of contract documents and Engineer's estimate and designated the lowest responsible bidder for MSC Demolition Contract 1 as D.W. Zinser Company in the amount of \$1,649,876. This project includes demolition of structures, complete backfill and restoration grading of the site at 1700 Maury Street, Des Moines, IA. Demolition of the buildings at the 1700 Maury Street site was completed in 2018.
- In 2017, a Request for Proposals (RFP) was issued, posted on the City's website, and printed in the newspaper to provide architectural and engineering services for the design and construction of the MSC - Phase 2.
- A selection committee of Public Works, Fleet, Facilities, and Engineering staff reviewed and rated the nine (9) proposals received in response to the RFP. OPN Architects, Inc. was selected based on their qualifications and the selection criteria in the RFP. City staff negotiated a PSA with OPN Architects, Inc. for a total cost not to exceed \$3,051,780, based on a lump sum amount of \$2,609,183 and reimbursable costs not to exceed \$442,597, to provide architectural and engineering services for the design and construction of the MSC - Phase 2.
- OPN, Inc. completed the design development for design sites Phase 2A and 2B and the construction drawings for site Phase 2A.
- The MSC - Phase 2 project was put on hold until funding could be secured for the construction of this project; therefore, on January 28, 2019, by Roll Call No. 19-117, City Council approved an Amendment to the PSA with OPN, Inc. for MSC - Phase 2 design and construction phase services removing uncompleted professional services and reducing the cost by \$1,511,330.12. The original agreement for the MSC - Phase 2 was not to exceed \$3,051,780. Completed professional services under the original agreement totaled \$1,540,449.88.

- Estimated construction cost of \$63.8 million in 2020 dollars for MSC - Phase 2 (both Phases 2A and 2B) has been reprogrammed to \$55 million with less covered parking and constructing the project as one (1) phase instead of two (2).
- The site will include approximately 214,000 square feet of building, 317 employees, and 311 vehicles accommodated in department parking – a portion of which are to be within indoor storage. The facility will house Fleet Services, Solid Waste, Public Works crews and Radio Services.
- City staff negotiated a PSA with OPN Architects, Inc. for a total cost not to exceed \$1,381,000, based on a lump sum amount of \$1,191,000 and reimbursable costs not to exceed \$190,000, to provide design and construction services for MSC - Phase 2.
- The estimated schedule for the MSC - Phase 2 project targets completing the final design and construction bid documents for bidding in the summer 2020 with construction completion in the spring 2022.



= Municipal Services Center – Phase 2 Site

PREVIOUS COUNCIL ACTION(S):

Date: January 28, 2019

Roll Call Number: [19-0117](#)

Action: [Approving](#) amendment to the Professional Services Agreement with OPN, Inc. for Municipal Services Center – Phase 2 design and construction phase services removing uncompleted professional services. ([Council Communication No. 19-043](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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 would require a Supplemental Agreement, which may require Council action.

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