

COUNCIL COMMUNICATION

	Number:	20-403	Meeting:	September 14, 2020
	Agenda Item:	88	Roll Call:	20-1531
	Submitted by:	James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Municipal Service Center - Phase 2: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Koester Construction Company, Inc., Paul Koester, President, \$44,930,979.

SYNOPSIS:

This is a public hearing to allow for public input on the Municipal Service Center - Phase 2 and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project provides the construction of an approximate 261,270-square-foot building, which will include the Public Works Department, fleet maintenance, radio maintenance, a fuel pump station, and vehicle wash bay. The Service Center will be located on two (2) sites; one (1) location is on a 19-acre east of S.E. 15th Street, between Scott Avenue and Maury Street, and the other location is on a 5-acre site south of Maury Street. The project is intended to better serve Des Moines' citizens and realize organization efficiencies by consolidating City services into sustainable facilities that are centrally located. The facility will be designed and submitted for LEED certification.

FISCAL IMPACT:

Amount: \$44,930,979 Construction Contract (\$53,450,000 City Engineer's Estimate)

Funding Source: 2020-2021 CIP, Page Building – 12, Municipal Service Center - Phase 2, BL128, Being: G.O. Bonds \$25,430,979; Solid Waste Bonds \$13,500,000; Sanitary Sewer Fund \$3,000,000; Storm Water Utility Fund \$3,000,000.

ADDITIONAL INFORMATION:

- On August 3, 2020, under Roll Call No. 20-1194, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Municipal Service Center - Phase 2. 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 Municipal Service Center - Phase 2, 10-2018-001. The improvement includes construction of an approximate 261,270-square-foot new facility which incorporates the Public Works Department vehicle maintenance, fuel pump station, wash bay, and radio maintenance, with LEED certification.

- Design consists of pre-cast concrete panels, glazed aluminum curtainwalls, 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 along with 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. Mechanical systems will incorporate energy efficient system, solar array for electricity, rainwater collection, and ventilation system to filter exhaust fumes from administration areas. Also, reconstruction of Burlington Northern railroad crossing - all work in accordance with the contract documents, including Plan File Nos. 604-001/296, located at 1650 Maury Street, Des Moines, Iowa.
- Sealed bids for said improvement were submitted by the following bidders:
 - Koester Construction Company, Inc., Grimes, IA
 - McGough Construction Company, Inc., Ankeny, IA
 - The Hansen Company, Inc., Johnston, IA – Bid read under advisement, bid total not summed
 - Williams Brothers Construction, Inc., Peoria Heights, IL
 - The Weitz Company, LLC, Des Moines, IA
 - Edge Commercial, LLC, Grimes, IA – Bid not read, proposal page 8 missing
- 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 September 1, 2020
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Koester Construction Company, Inc. (Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, IA, 50111), in the amount of \$44,930,979, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to be completed in spring 2022.



PREVIOUS COUNCIL ACTION(S):

Date: August 3, 2020

Roll Call Number: [20-1194](#)

Action: Ordering construction on the following:

- (C) [Municipal](#) Service Center – Phase 2: Receiving bids, (9-1-20), Setting date of hearing, (9-14-20). Engineer’s estimate. \$53,450,000. ([Council Communication No. 20-341](#)) 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.